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**Flat 2, 202 Granton House, Silbury
Boulevard, Milton Keynes,
Buckinghamshire, MK9 1FJ**

£275,000 Leasehold

- Two Double bedrooms
- PARKING SPACE
- Central Milton Keynes
- Walking distance to Central Rail Station
- Great investment of first time buy
- EPC Rating



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**** SECURE ALLOCATED PARKING SPACE **** A beautifully designed and very bright two double bedroom, ground floor flat. The property is larger than similar properties in the area and makes the perfect home for working professionals, or a small family. In addition to good size bedrooms, there is also an expanded open plan living area for you to relax in.

The property boasts a modern kitchen (including washer/drier, cooker and fridge/freezer), high quality granite worktops, engineered wood flooring, high quality bathroom suites, energy efficient LED lighting, USB plug points, video entry system, window blinds throughout, window security locks, electric heating and extensive storage all included in the price. The bathroom has a three piece suite comprising bath, shower, wash basin, low level wc, large mirror with light and extractor fan; it is fully tiled throughout. The well sized lounge area makes this the heart of the flat, with an abundance of space and natural light.

The flat is positioned in a very quiet part of the building with no through traffic or any other annoying distractions.

The Area:

The property is in a fantastic location in the heart of central Milton Keynes, 5 minutes walk from Central Milton Keynes mainline station which is 30 minutes by train to London Euston and direct to Birmingham. It is a couple of minutes stroll from restaurants, bars and Centre: MK, the city's largest shopping area. There is easy access by car to the M1. In addition, there is a beautiful quiet and peaceful square a stone's throw from the property, where the trees, benches and shrubs are regularly maintained and the area kept clean.

Several sports/leisure centres are also in close proximity, as is two very large supermarkets for those weekly and regular food shops.

Parking and bike storage

121 years lease remaining

£250 a year ground rent

£350 a month service charge

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

