



**Flat 9 32a San Andres Drive, Bletchley,  
Milton Keynes, Buckinghamshire, MK3  
5GG**

**£64,000 Leasehold**

- One bedroom apartment
- Well-presented throughout
- Light and airy lounge diner
- Modern Kitchen
- Allocated parking for one car
- Top floor
- Sought after location of Newton Leys
- £2,500 fixtures and fittings
- rent and service charge is £235





## **INTERIOR**

### **Entrance**

Leading to:

### **Lounge**

15' 4" x 11' 11" (4.68m x 3.64m)

### **Kitchen**

11' 11" x 6' 8" (3.63m x 2.02m)

### **Bedroom One**

10' 1" x 10' (3.07m x 3.06m)

### **Bathroom**



Fitted to comprise three piece suite

## **EXTERIOR**

### **Allocated Parking**

### **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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	83	83	(81 to 91) <b>B</b>	87	87
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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