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**Flat 5, 13 Fullers Ground, Eagle Farm  
South, Milton Keynes, Buckinghamshire,  
MK17 7AY**

**£235,000 Leasehold**

- Spacious Top Floor Apartment – Large two double bedroom home located in sought-after Wavendon
- Allocated Parking – Convenient parking space located to the rear of the property
- Great for Commuters – Easy access to the M1 & A421, 10 minutes from CMK & CMK train station
- Prime Location – Situated in Eagle Farm South, a modern development with excellent transport links
- Excellent Local Amenities – Close to shops, schools (St



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- Annual Ground Rent & Service Charge – £2,135 combined (already paid for 2025)
- Can rent for £1,250 PCM
- EPC Rating



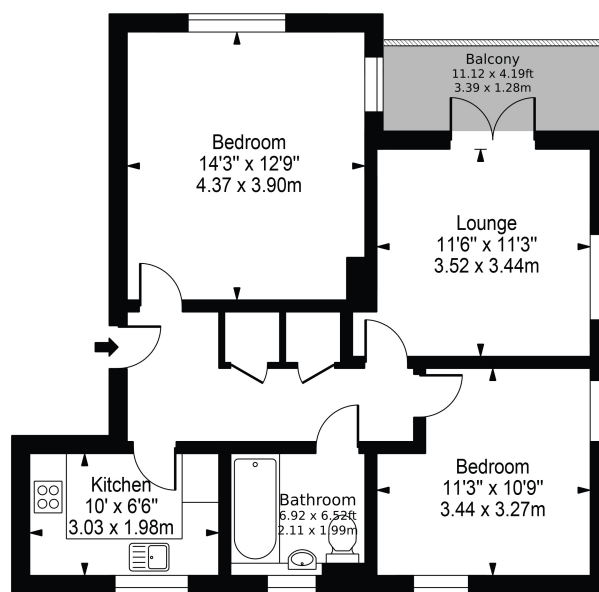


This is a Large two double bedroom top floor apartment located in Wavendon with a large balcony.

Approx. Gross Internal Area 704 Sq Ft - 65.37 Sq M

In further detail this apartment consists of a kitchen, lounge/diner, bathroom and two double bedrooms with a large balcony off the Living room. The property is in immaculate condition and also benefits from allocated parking to the rear.

Location: Eagle Farm South - Eagle Farm South is a brand new development in the south west of Milton Keynes, built on the former Wavendon Golf course the development has easy access to the M1 and A42 and is just 10 minutes away from Central Milton Keynes and CMK train station offering easy commuting to London. Woburn Sands train station is also located just a few minutes drive and bus routes make travelling around the city easy for those without a car. Schools nearby are St Marys Wavendon C E Primary School and Glebe farm school.



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. CreativeImage.uk

Ground rent & service charge is £2,135 Combined a year. (2025 is paid for )

993 years remaining on lease

## 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.