



53 Cockerell Grove, Shenley Lodge, Milton Keynes, Buckinghamshire, MK5 7EB

£110,000 Leasehold

- Two reception rooms
- Semi detached house
- Off road parking
- Good school catchment
- £268.42 Ground rent and service charge pcm
- Two/three bedrooms
- 40% Shared ownership
- £8,000 premium
- EPC Rating C





GROUND FLOOR

Entrance Hall

Doors leading to:

Lounge

4.65m x 3.73m (15' 3" x 12' 3")

Kitchen Diner

3.73m x 2.90m (12' 3" x 9' 6")

Dining Room

3.73m x 2.92m (12' 3" x 9' 7")

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

3.72m x 2.92m (12' 2" x 9' 7")

Bedroom Two

2.90m x 1.73m (9' 6" x 5' 8")

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear and Front Garden

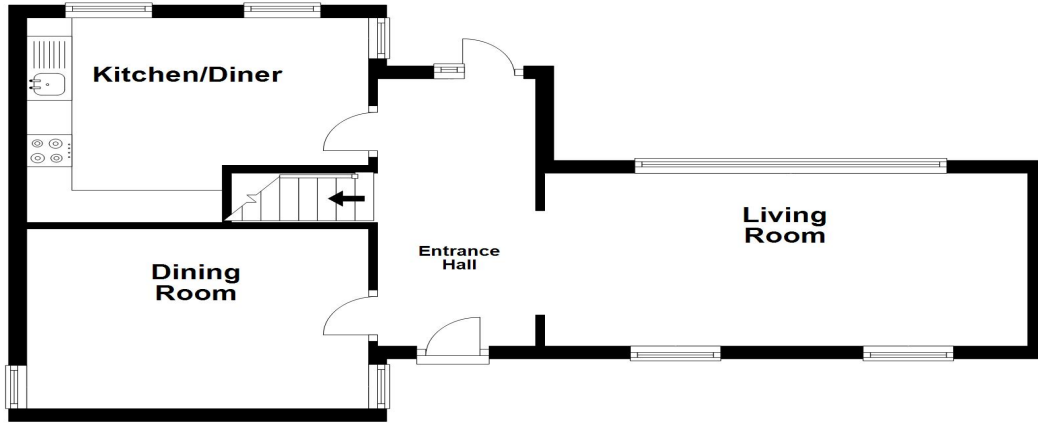
Driveway

Providing off road parking for two vehicles

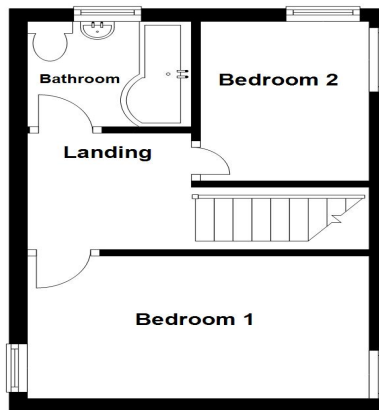
Disclaimer

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.

Ground Floor



First Floor



elevation estate agents
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(81 to 91) B		87	(81 to 91) B
(69 to 80) C	70		(69 to 80) C
(55 to 68) D			(55 to 68) D
(39 to 54) E			(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

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