



**Flat 4, 1 Kilby House, Gambit Avenue,
Oakgrove, Milton Keynes,
Buckinghamshire, MK10 9UB**

£185,000 Leasehold

- Large Private Balcony
- Large 1 Bedroom
- Perfect for investors
- Integral Appliances
- Desirable and highly sought-after location
- EPC Rating C





Kitchen/ Diner

3.38m x 6.85m (11' 1" x 22' 6")

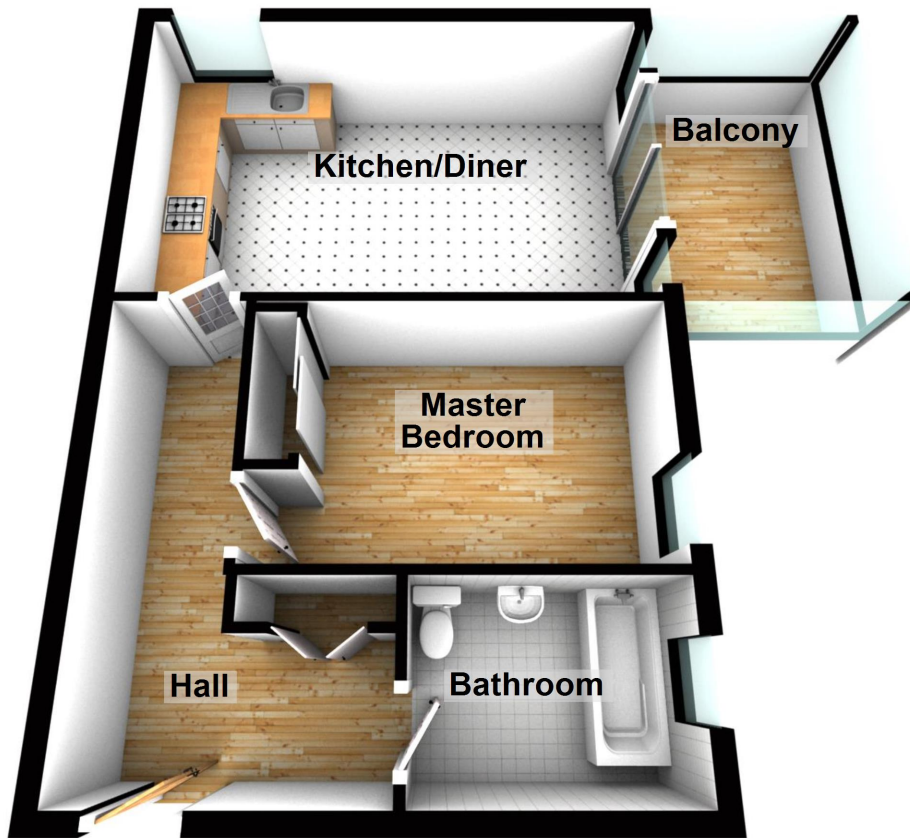
Bedroom

2.5m x 4.28m (8' 2" x 14' 1")

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.

Floor Plan



Floor plans are for layout purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Predicted
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92 to 100) A			(92 to 100) A
(81 to 91) B			(81 to 91) B
(69 to 80) C	75	75	(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
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

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