



**Flat 1, 23 Santa Cruz Avenue, Bletchley,  
Milton Keynes, Buckinghamshire, MK3 5GL**

**£195,000 Leasehold**

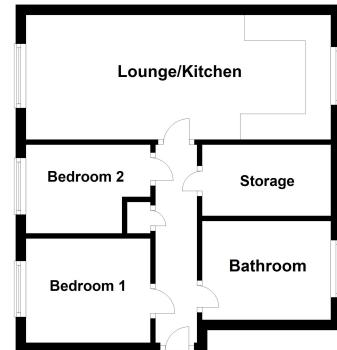
- Ground Floor Apartment
- Desirable new development of Newton Leys
- Two double bedrooms
- Local amenities within walking distance
- Ideal 'buy to let' investment opportunity
- Price to sell
- EPC Rating





This well presented two double bedroom ground floor apartment is located in the desirable modern development of Newton Leys. In short the property comprises of entrance hall, family bathroom, two double bedrooms and open plan living/kitchen area. The property benefits from allocated parking and plenty of visitor parking. The property is also walking distance from local amenities.

**Ground Floor**



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies  
Plan produced using PlanUp.

To arrange a viewing call Elevation today!

£373 ground rent a year

Service charge monthly £141.43 per month

114 years remaining on lease

## Open Plan Living

3.67m x 7.37m (12' 0" x 24' 2")

## Bedroom One

3.02m x 3.96m (9' 11" x 13' 0")

## Bedroom Two

4.27m x 2.18m (14' 0" x 7' 2")

## 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.