



9 Whittle Court,  
Knowlhill, Milton Keynes, MK5 8FT

Tel: 01908 231 551  
mail@elevationstateagents.com



**38 Granton House 202 Silbury Boulevard,  
Milton Keynes, Buckinghamshire, MK9 1FJ**

**£210,000 Leasehold**

- Ideal Buy to Let Investment
- High Specification
- Lift
- Third floor apartment
- Walking Distance to Train Station and the Hub
- EPC Rating C



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generous sized 1 bedroom apartment on the third floor with fantastic natural light to the open plan living. Ideal for first time buyers or a fantastic buy to let. Great attention has been paid to the internal layouts with an amazing sized open planned lounge/kitchen/diner, a double bedroom with great space for storage and bathroom. Specification is of a high standard including fully integrated kitchen, granite work tops with Smeg appliances, quality flooring throughout, USB plug points, fully tiled bathroom and video entry systems. All floors have got access via stairs and lift.

This Prestigious Building is located in a prime location in Central Milton Keynes, only 0.35 miles from Milton Keynes Train Station, walking distance to a numerous amount of restaurants and bars and close to centre:mk Shopping Centre with parking at Intu Milton Keynes.

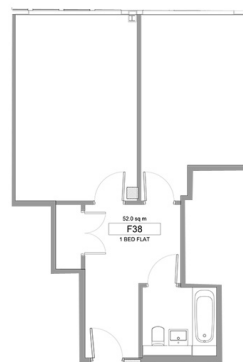
120 years left on lease

£250 a year ground rent

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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