

## Flat 29, 152 Silbury Boulevard, Milton Keynes

£230,000 Leasehold

Ideal Investor Opportunity • Over 140 Years Left on The Lease • Tenant In-Situ • Prime City Centre Location • High Specification Finish • Modern Kitchen, With Integrated Appliances • Video Operated Intercom System • Close, Walking Proximity to Milton Keynes Central Station • Abundance of Local Amenities Nearby, Including Centre:MK • Attractive Yield on Investment



\*\*\*\*\* PRIME CMK APARTMENT \*\*\*\*\* tenant in situ for immediate income. 140+ years left on lease. Modern finish, integrated appliances, secure entry. Close to transport, amenities. Ideal investment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Entrance Hall

Wood effect hard flooring. Sleek electric heater. Doors to Kitchen/Living/Dining Room, Shower Room, Bedroom and double doors to airing cupboard. Video operated intercom system.

### Kitchen/Living/Dining Room

19' 3" x 13' 2" (5.87m x 4.01m)

Wood effect hard flooring. Sleek electric heater. UPVC double glazed window to rear aspect. Kitchen Area: Integrated appliances to include; base level electric oven, with extractor hood over, 4 ring induction hob, slimline dishwasher and stainless steel sink, with embossed counter-top drainer. Modern Metro-style grey tiling splashback.

### Shower Room

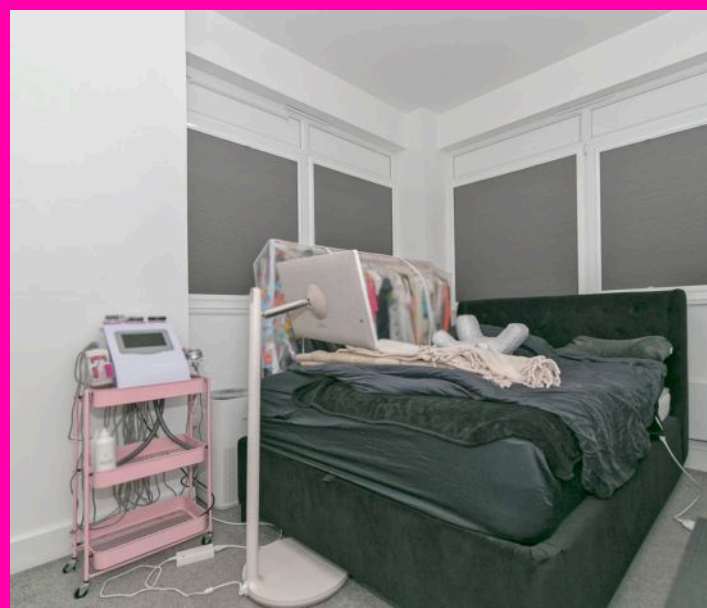
8' 3" x 5' 2" (2.51m x 1.57m)

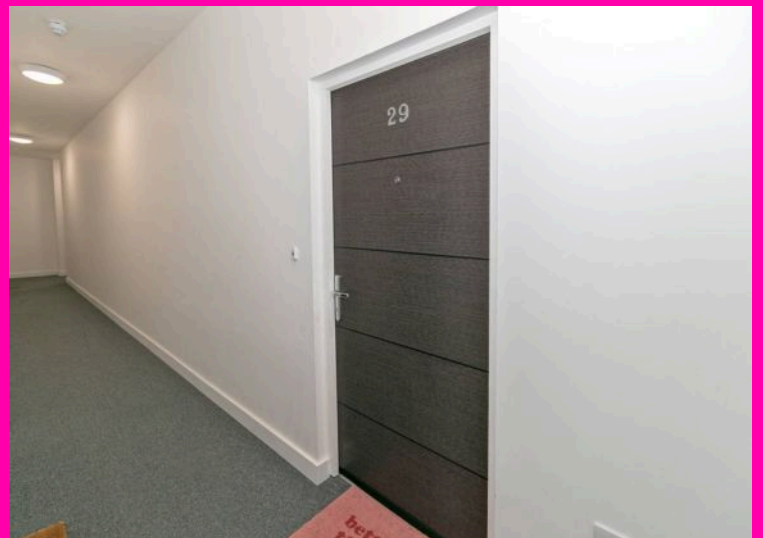
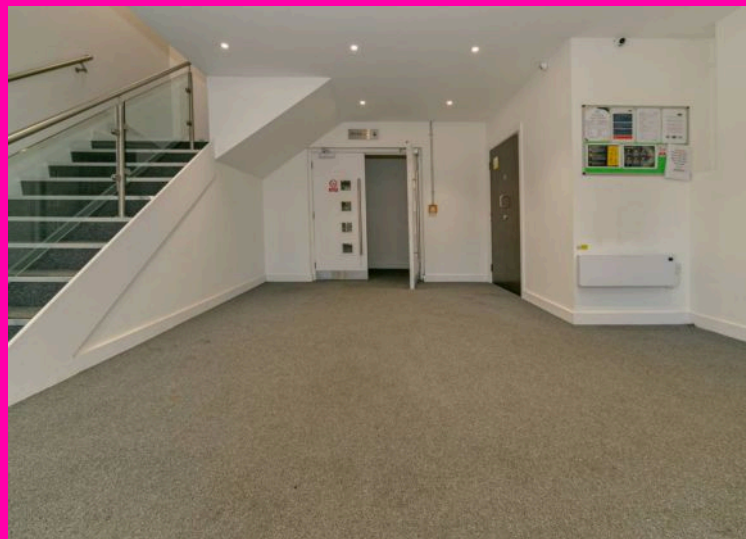
Ceramic tiling from floor to ceiling. Large niche mirror, with sill space for toiletries. Low level wc, with chrome finish flush. Hand wash basin, with floating storage cabinet under. Double shower tray, with fixed chrome head and handset and glass separator.

### Bedroom

9' 2" x 12' 7" (2.79m x 3.84m)

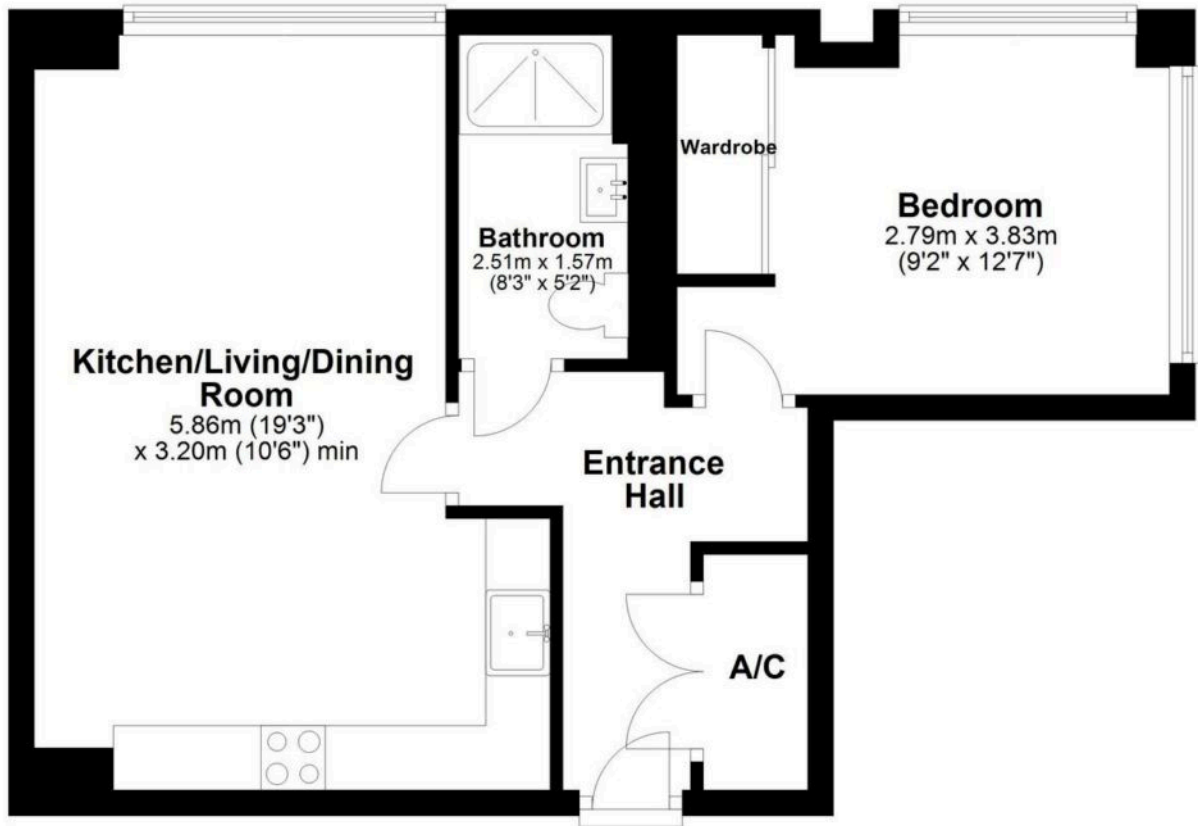
Carpeted floor. Sleek electric heated. UPVC double glazed windows to rear and side aspects. Built-in-wardrobes, with mirrored sliding doors.





## Second Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 42.7 sq. metres (459.5 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.