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*** OVER 980 YEARS REMAINING ON LEASE + NO SERVICE CHARGE/GROUND RENT PAYABLE ***
An IDEAL INVESTMENT property, OFFERED CHAIN FREE, with £1150 PCM RENTAL POTENTIAL. Boasting a LARGE LOUNGE, SEPARATE KITCHEN and ALLOCATED PARKING for ONE VEHICLE.

• 982 Years Left on Lease

• No Service Charge or Ground Rent

• Potential Rent of £1150

• Allocated Parking

• First Floor

• Highly Sought After Location

LOCATION: EMERSON VALLEY

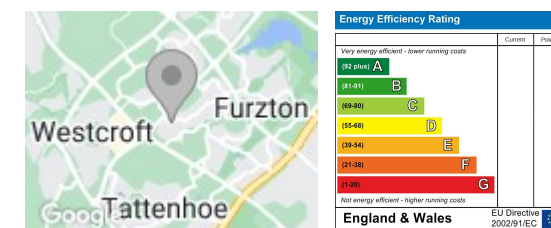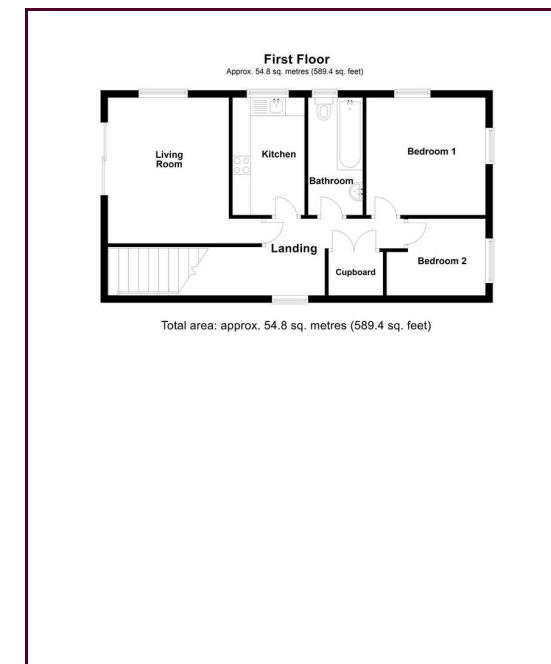## ENTRANCE

LOUNGE/DINER
12'11" x 10'11"

KITCHEN
9'10" x 6'5"

BATHROOM

BEDROOM ONE
10'9" x 9'10"

BEDROOM TWO
8'11" x 6'11"

ALLOCATED PARKING

TENURE
Leasehold

First Floor
Approx. 54.8 sq. metres (589.4 sq. feet)

Living Room · Kitchen · Bathroom · Bedroom 1 · Landing · Cupboard · Bedroom 2

Total area: approx. 54.8 sq. metres (589.4 sq. feet)

Westcroft · Furzton · Tattenhoe

Energy Efficiency Rating

Draft Details
These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information
We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations
We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements
Please call us to make an appointment to view this property.

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

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