



To arrange a viewing  
please call 01908 675747

\*\* OFFERED FOR INVESTMENT PURCHASE ONLY

\*\* Being sold with tenants in situ, located within CLOSE PROXIMITY to CMK, this property boasts AMPLE LIVING SPACE, a KITCHEN AREA, THREE DOUBLE BEDROOMS, OFF-ROAD PARKING & a REAR GARDEN..

In further detail this property comprises of an entrance hall, kitchen area, and WC to the ground floor, to the first floor is the living room and bedroom one, and to the third floor is bedroom two and bedroom three. To the front of the property is off-road parking, and to the rear is the garden.

- BTL Investment Only
- Three Double Bedrooms
- Close Proximity To CMK
- £1150 PCM Rental
- Off - Road Parking
- Rear Garden

#### LOCATION : NEATH HILL

Neath Hill is situated to the North East of Milton Keynes. The area has a large local centre with a supermarket, Pub, health centre and other services. There are two local schools, Brookward School and St Monicas Roman Catholic Combined School. Secondary education is at Stantonbury Campus. Neath Hill has some open areas, allotments, a play park and cycle-ways to take you out and about over the city.

#### THE PROPERTY :

##### ENTRANCE AREA

##### KITCHEN / DINER

WC

FIRST FLOOR :

LOUNGE

BEDROOM ONE

SECOND FLOOR :

BEDROOM TWO

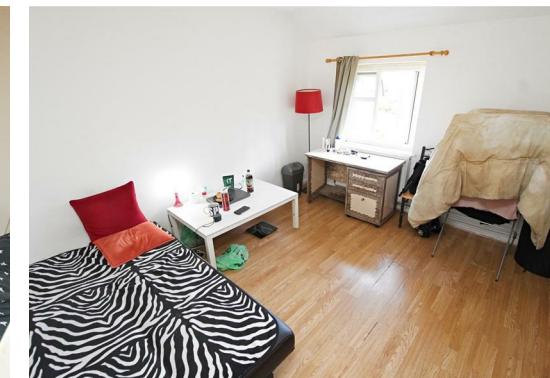
BEDROOM THREE

AGENTS NOTE :

This property has a carport.

TENURE :

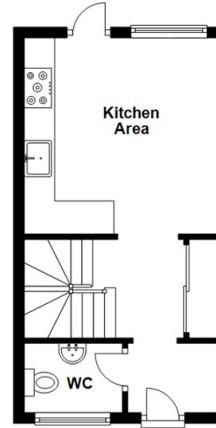
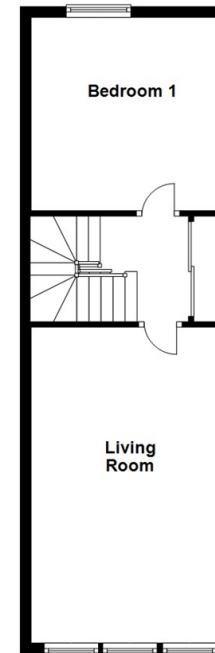
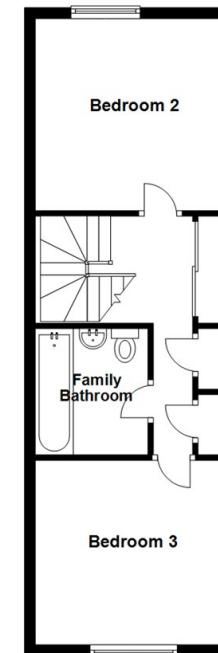
Freehold.



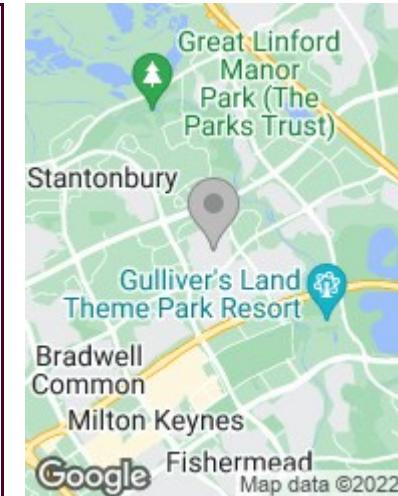
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**Ground Floor**  
 Approx. 24.9 sq. metres (268.3 sq. feet)

**First Floor**  
 Approx. 41.9 sq. metres (451.2 sq. feet)

**Second Floor**  
 Approx. 38.6 sq. metres (415.1 sq. feet)


Total area: approx. 105.4 sq. metres (1134.5 sq. feet)



| Energy Efficiency Rating                    |   | Current | Potential               |
|---------------------------------------------|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92 plus)                                   | A |         |                         |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England & Wales                             |   |         | EU Directive 2002/91/EC |

## 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            |

