



## **Gambit Avenue, Milton Keynes, MK10 9UD**

**Asking price £229,800**

CityRise are delighted to bring to the market this beautifully presented 2-bedroom, 2-bathroom apartment situated in Milton Keynes.

The apartment boasts an open-plan layout, maximizing natural light through its large windows, and creating a spacious and inviting atmosphere. It features two well-proportioned bedrooms, a master bedroom with en-suite and a separate main bathroom, both boasting modern fixtures and fittings.

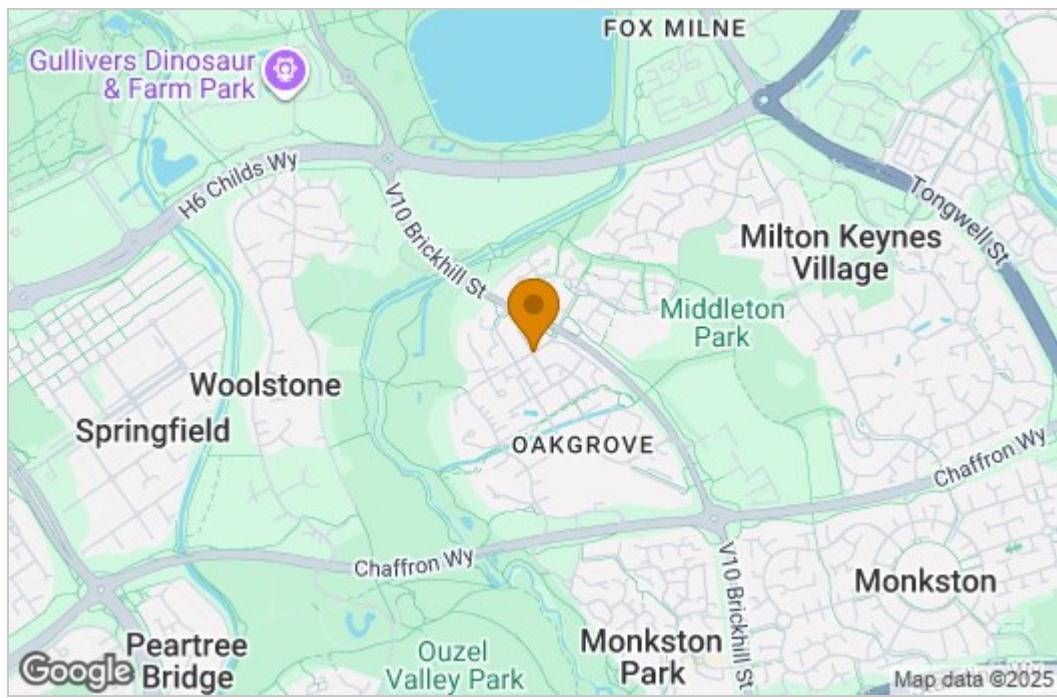
Investors will be pleased to know that Milton Keynes boasts a strong rental market, with a growing population and a high demand for quality housing. This presents an excellent opportunity for consistent rental income and potential long-term appreciation.

Don't miss out on this fantastic investment opportunity. Contact us today to learn more and secure your place in this dynamic property market.



## Floor Plan

## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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