

CRANES



11 Atlantic Avenue

Brooklands, MK10 7GU

£230,000

 2  1  1  B

11 Atlantic Avenue



Description

PERFECT FOR FIRST TIME BUYERS OR INVESTMENT BUYERS

Cranes are delighted to bring to the market this well-presented two-bedroom ground-floor apartment, located in the popular Brooklands area. The accommodation comprises of; entrance hall with two generous storage cupboards, two double bedrooms, an open-plan kitchen/living area with integrated appliances, and a modern family bathroom. The property further benefits from one allocated parking space and access to a well-maintained communal garden

Brooklands is a modern, sought-after area in Milton Keynes, known for its attractive green spaces, excellent local amenities, and convenient transport links. It offers easy access to the M1, Milton Keynes Coachway, and the city centre, making it ideal for commuters. Nearby shops, cafés, parks and schools make it a perfect area for families.

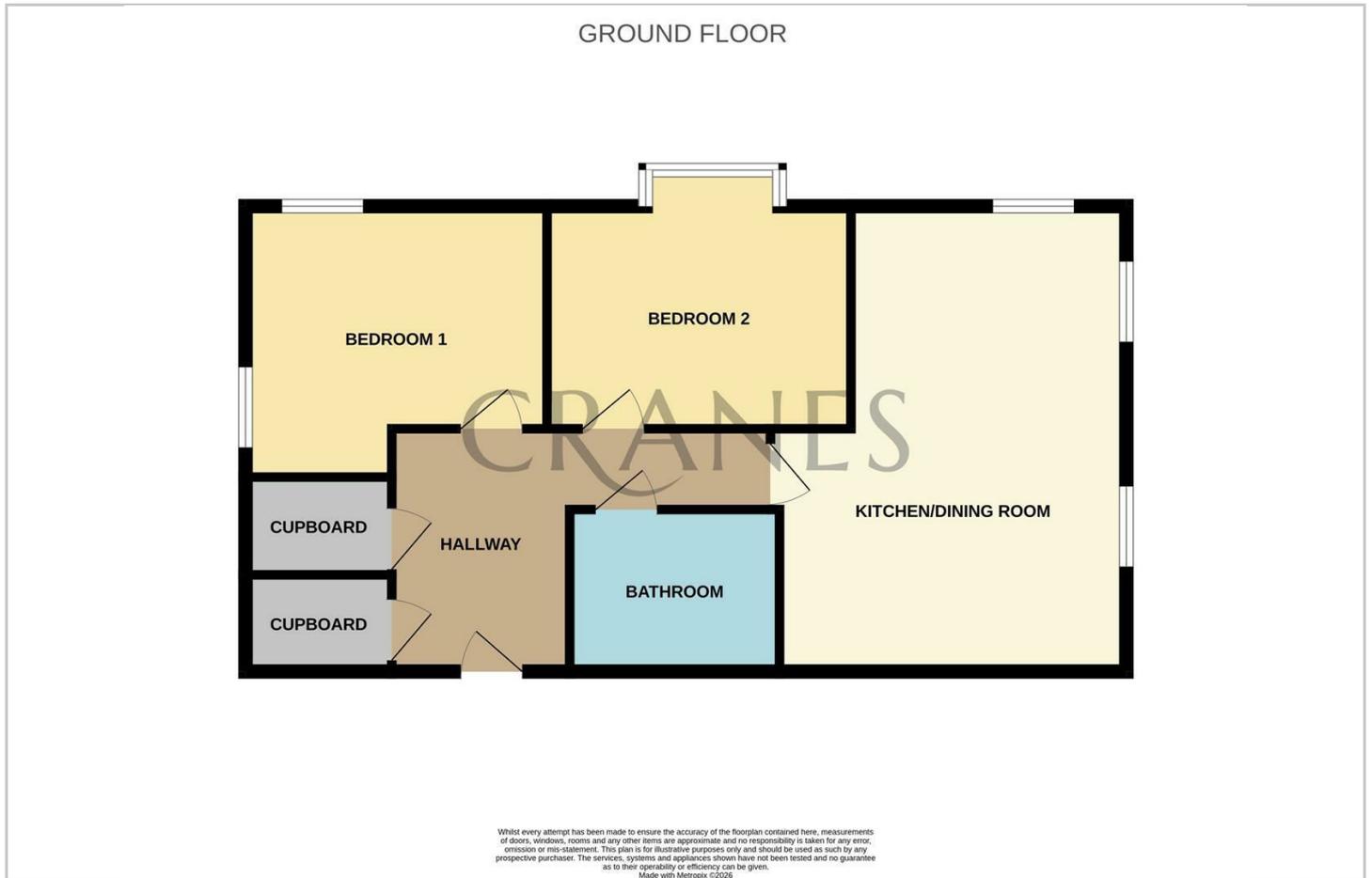
Lease - 120 years remaining
Annual ground rent - £150
Annual service charge - £1424.56

- GROUND FLOOR
- ALLOCATED PARKING
- CLOSE TO SHOPS AND SCHOOLS
- TWO BEDROOMS
- ACCESS TO SHARED GARDEN
- PERFECT FOR FIRST TIME BUYERS

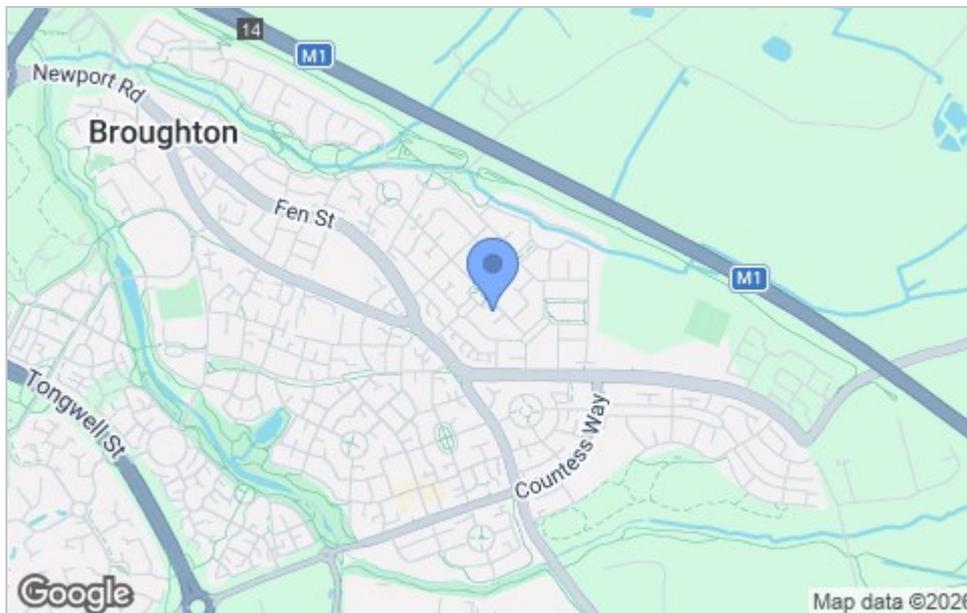




Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (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 | |

Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

116b High Street, Cranfield, Bedford, MK43 0DG

Tel: 01234 750900 Email: sales@cranesproperty.co.uk www.cranesproperty.co.uk