



CHRIS DURRANT

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Singleton Drive, Grange Farm, Milton Keynes, MK8 0PX

£190,000

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- No upward chain
- Good first time buy or investment property
- Two storage cupboards
- Balcony
- Two double bedrooms
- En suite to main bedroom
- Electric gated, allocated parking
- Close to green space and amenities

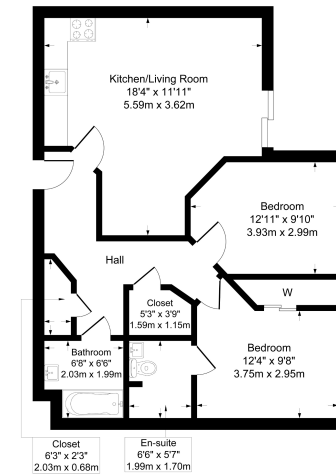




Being sold with no upward chain is this two double bedroom, two bathroom first floor apartment that would make an ideal letting investment or first time purchase. Situated in a sought after area, not far from green space amenities, this home comprises an open plan living area and balcony, two good size, double bedrooms with the master bedroom having an en suite and built in wardrobe, main bathroom and electric gated, allocated parking.

Please quote CD0104 for all enquiries

Approximate Gross Internal Area
732 sq ft - 68 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Energy performance certificate (EPC)

35 Singleton Drive Orange Farm, MIDLANDS MK9 6PX	Energy rating C	Valid until: 29 November 2033 Certificate number: 9637-7429-5309-0680-2226
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Property type: Mid-floor flat
Total floor area: 72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-obligations) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-obligations>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	←	←
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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