



Avebury Boulevard | | Milton Keynes | MK9 2HS
Offers In Excess Of £210,000

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OFFERED FOR SALE WITH NO UPPER CHAIN – A MODERN WELL PRESENTED TWO DOUBLE BEDROOM EXECUTIVE APARTMENT A SHORT WALK FROM MILTON KEYNES TRAIN STATION WITH LINES TO LONDON EUSTON IN 35 MINUTES – HIGH SPECIFICATION WITH SPACIOUS OPEN PLAN LIVING AREAS, MODERN KITCHEN AND LUXURY BATHROOMS – ZONED AIR CONDITIONING THROUGHOUT – GOOD VALUE PERMIT PARKING AVAILABLE OUTSIDE – OPPORTUNITY TO BUY A PORTFOLIO WITHIN THE BLOCK AS AN INVESTMENT – EXCELLENT VALUE NOT TO BE MISSED PERFECT FOR A FIRST TIME BUY OR INVESTMENT.

- Modern two-bedroom apartment in a prime central Milton Keynes location.
- Sold with vacant possession, opportunity to purchase more apartments within the same building as an investment opportunity.
- Bright, open-plan living sitting/dining room. The living area benefits from air conditioning.
- Stylish L-shaped kitchen featuring high-gloss units, wood-effect worktops, and integrated appliances. The kitchen benefits from air conditioning.
- Two generous double bedrooms, bedroom one is a generous double room with a modern ensuite. Both bedrooms have air conditioning.
- Parking is available directly outside the building via a permit from MK council which is very reasonably priced.

Entrance Hall

Upon entering the property, you are welcomed into a well-proportioned entrance hall that forms the central hub of the home. From here, you have direct access to all living spaces, including both bedrooms, the spacious sitting/dining room, and the modern kitchen. The hallway also leads to the family bathroom, and a storage cupboard which houses the water tank—offering practical storage space for everyday essentials.

Kitchen

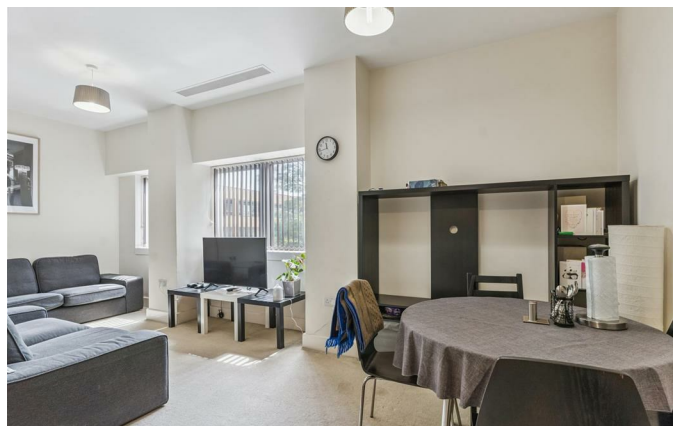
13'6" x 7'4" (4.14 x 2.26)

The kitchen is accessed directly from the sitting/dining room and is well appointed with sleek white high-gloss cabinetry and contrasting wood-effect worktops. The space is designed in an L-shaped layout, offering ample storage and generous countertop space. Integrated appliances include an oven with electric hob and stainless steel extractor fan, while additional under-counter space accommodates further white goods. The kitchen also benefits from recessed ceiling spotlights and multiple power outlets, making it a practical environment for cooking and entertaining.

Sitting/Dining Room

20'11" x 12'2" (6.38 x 3.73)

The spacious sitting and dining room is a bright and versatile open-plan area. Large windows allow plenty of natural light to flood the room. There's ample space for comfortable seating as well as a dedicated dining area, perfect for hosting meals with friends or family. The neutral décor and clean lines make it easy to personalise, while the open-plan layout provides seamless flow into the adjoining kitchen.





Bedroom One

10'5" x 10'5" (3.2 x 3.2)

Bedroom one is a generously sized double room, complete with a large window that welcomes in plenty of natural light. There's ample space for bedroom furnishings, as well as a desk or dressing area, making it versatile space. A mirrored fitted wardrobe enhances the sense of space and provides excellent storage.

Bedroom One Ensuite

The room further benefits from a modern en-suite shower room, fitted with a contemporary corner shower enclosure, a vanity unit with inset basin, and a low-level WC. Stylish tiling and a large wall mirror create a bright and polished finish.

Bedroom Two

14'2" x 8'3" (4.34 x 2.54)

Bedroom two is a bright and spacious double room, enjoying a dual-aspect layout with large windows that fill the space with natural light. The room offers plenty of space for a double bed and additional furniture, such as a wardrobe or chest of drawers, and is currently arranged to accommodate both a double bed and a cot—showcasing its versatility for growing families or guests.

Bathroom

The family bathroom is stylishly presented and features a modern three-piece suite comprising a full-size panelled bath with overhead shower and glass screen, a low-level WC, and a contemporary wash basin set within a sleek vanity unit offering storage. Neutral tiled walls and a large mirrored panel enhance the sense of space and light, with recessed spotlights.

Air Conditioning / Filtration System

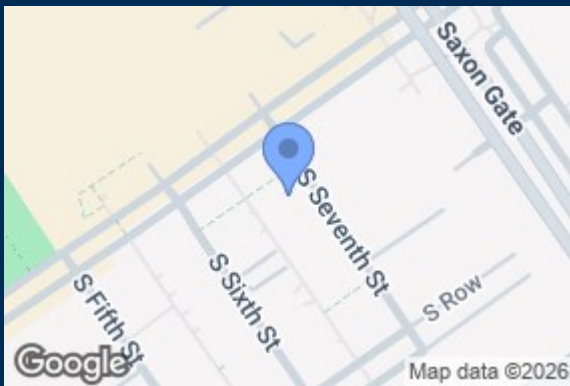
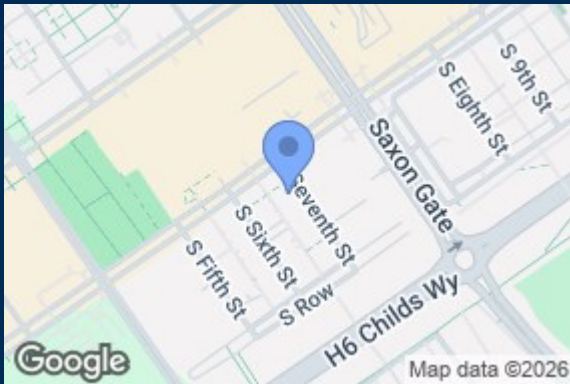
Air Conditioning – Due to the buildings design, windows cannot be opened. There is an excellent air conditioning system as well as AHU system for airflow. There is a charge of approximately on average £26.50 per month depending on useage.

Investment Opportunity

The apartment is sold with vacant possession on completion. There is an opportunity to purchase as a package sale four apartments in Charter House which are all two bedroom and two bathroom modern apartments, three would be sold with tenants in situ and further information on rent is available on application. There is a further one bedroom apartment within Chelsea House which could be available on the same terms within a package. If you are looking for a ready made portfolio to return on your investment immediately this is not to be missed. Would make an excellent corporate accommodation/let as well with large headquarters nearby such as Santander, Aston Martin, Tech Mahindra etc.

Your Local Area

Avebury Boulevard is one of the most desirable and well-connected addresses in central Milton Keynes, offering residents a vibrant urban lifestyle with everything at their fingertips. Ideally situated just a short walk from the city's premier retail destinations, including Intu Milton Keynes and The Centre:MK, the area boasts a wealth of amenities such as high street and designer shops, a diverse range of restaurants, cafés, bars (including The Hub), and entertainment options including cinemas and gyms. Transport links are exceptional, with Milton Keynes Central railway station close by, providing frequent direct services to London Euston in under 35 minutes, as well as routes to Birmingham, Manchester, and beyond. The location also benefits from excellent local bus services and easy access to the M1 and A5 for convenient travel by car. Families are well served by a choice of highly rated schools and nurseries in the surrounding area, alongside further education institutions. Despite its central setting, Avebury Boulevard also offers easy access to green spaces, with the expansive and scenic Campbell Park nearby.



Approximate Gross Internal Area = 67.1 sq m / 722 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	73		
England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>

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