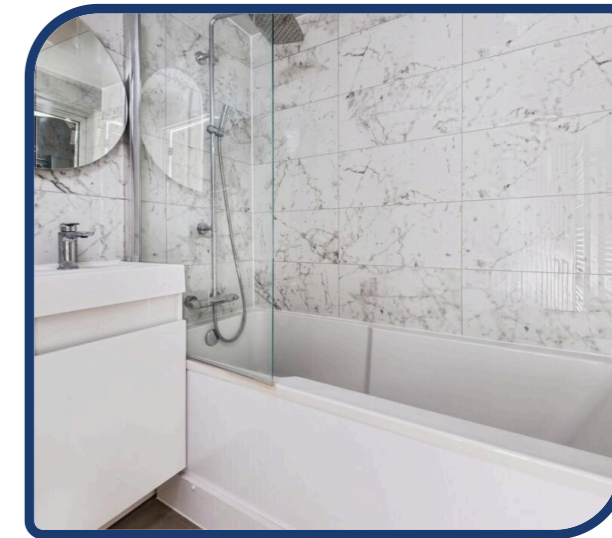


Three Bedroom House With Reception Room

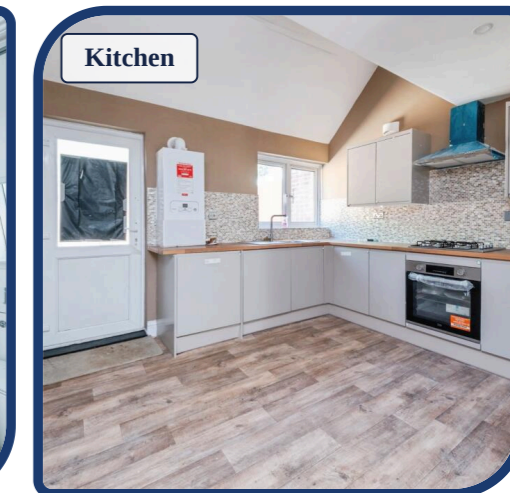
House For Sale

Property Features

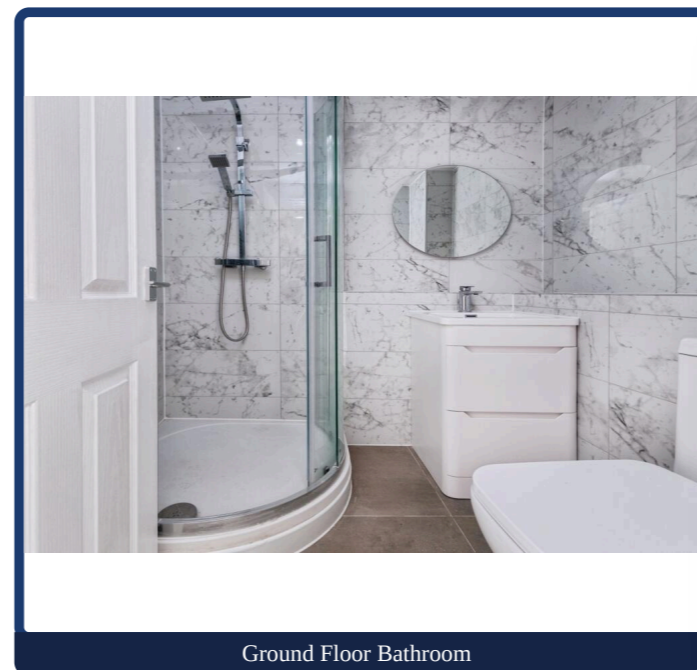
- Well-presented Three-bedroom House
- Modern kitchen with quality integrated appliances
- Stylish bathroom with contemporary fittings
- Excellent natural light throughout
- Secure entry system
- Ideal first home or buy-to-let investment
- Located close to shops, cafés, and excellent transport links



Property Images

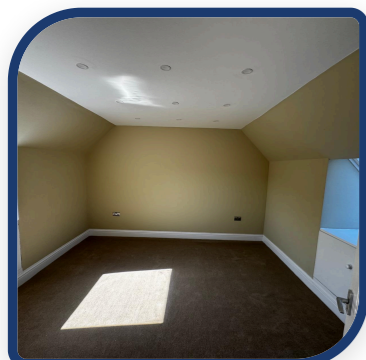


Accommodation



1- Ground Floor - Reception Room, Bedroom, Kitchen,
 2- 2 Bathroom First Floor - 2 Bedroom, WC
 3- Rear Garden
 GIA approximately 92 sq m (990 sq ft)

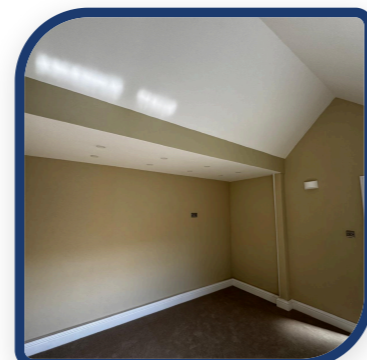
Adress:
 Milton Keynes : 13 Langcliffe Drive, Heelands,
 Milton Keynes, Buckinghamshire, MK13 7LA



FF-Bedroom 1



FF-Bedroom 2



GF- Bedroom

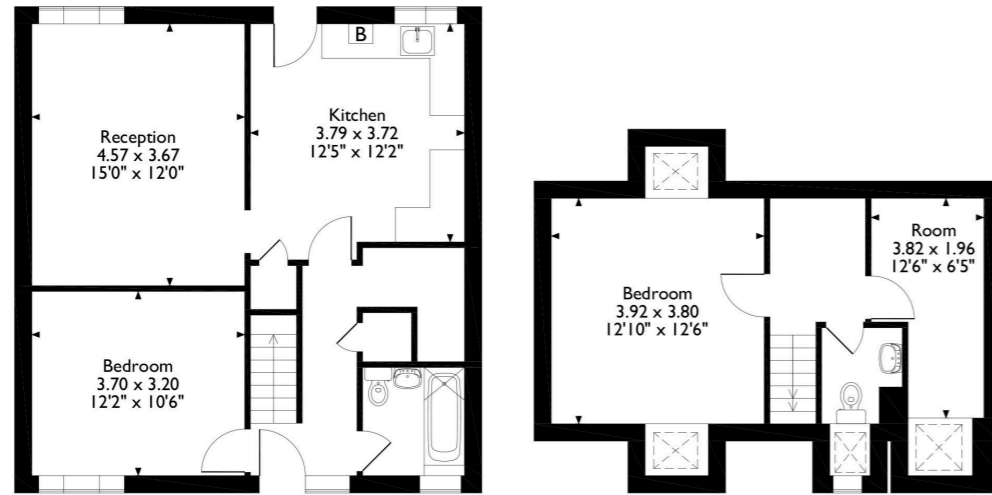
3 Bedroom

3 Bathroom

Reception with Kitchen

FLOOR PLAN

13, Langcliffe Drive, Milton Keynes
 Approximate Gross Internal Area
 92 Sq M/990 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Financial Breakdown

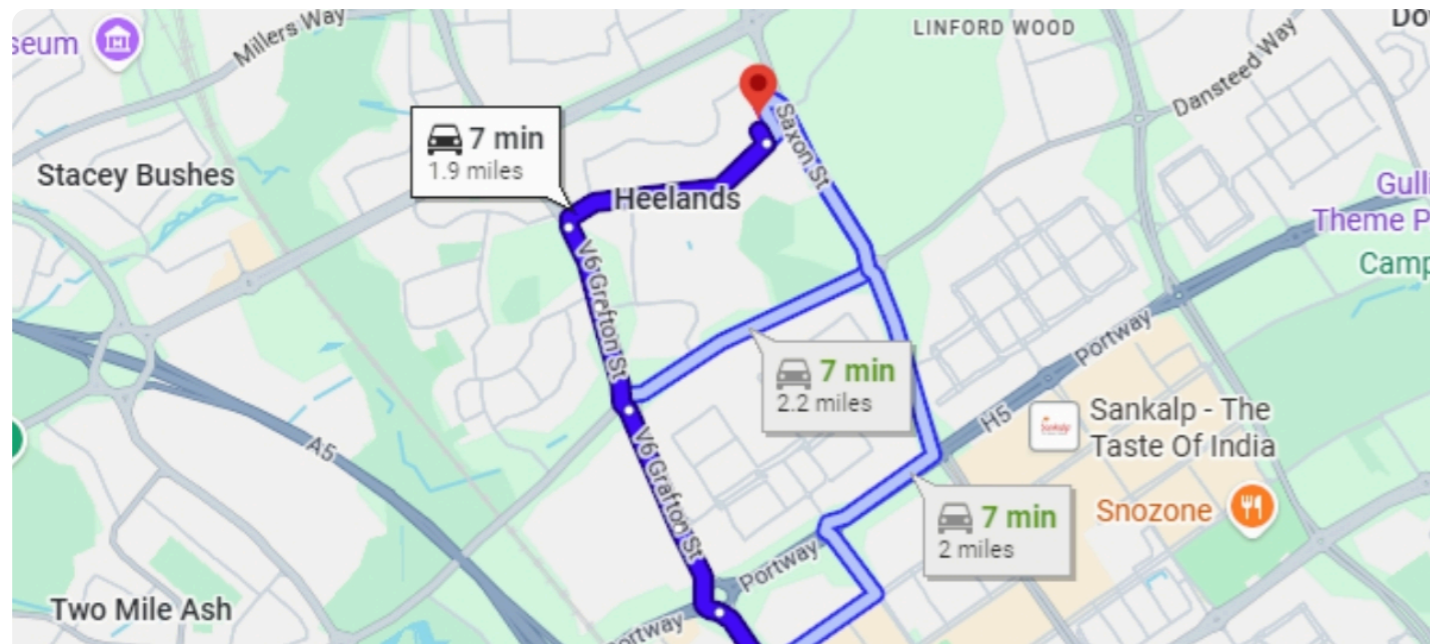
PURCHASE WITH 25% DEPOSIT

	Purchase Price (Open Market Value)	£400,000
	Mortgage / Loan at 75% Property Value	£300,000
	25% Cash Deposit	£100,000
	Stamp duty for Investment property	£30,000
	Valuation fee, Solicitor Fee, etc	£3,000

TOTAL CASH INVESTMENT

£133,000

LOCATION PLAN



RENTAL INCOME PER MONTH

	Monthly rent guaranteed for 2 years	£2,250
	Mortgage installment at 5% APR	£1,250
	Rental profit after mortgage payment	£1,000
	Management Fee for first 2 years	£0