



Vanguard Circle, Brooklands, MK10 7JB
Offers in Excess of £230,000 Leasehold



Situated in the highly desirable area of Brooklands is this spacious two bedroom ground floor apartment. Ideally positioned within walking distance of Brooklands Square, the local GP surgery, and primary school. The property is perfect for first-time buyers, investors, or those looking to downsize.



Vanguard Circle

Brooklands, MK10 7JB

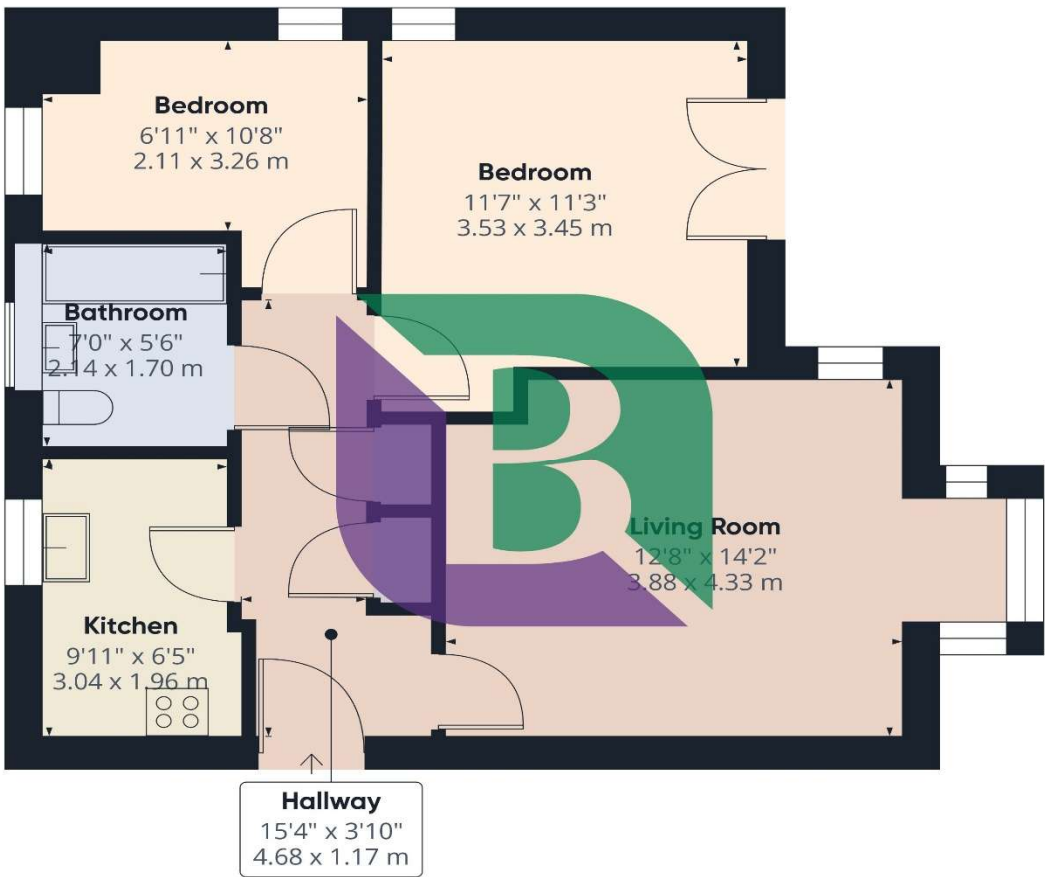


- Ground Floor Apartment
- Desirable Location
- Allocated Parking
- Two Double Bedrooms
- Balcony
- Lounge / Diner
- Kitchen



The property comprises; entrance hall with storage cupboards, lounge/diner, kitchen, master bedroom with patio doors leading to private balcony, second bedroom and family bathroom. Externally the property benefits from allocated parking.

The vendor has informed the agent of the below charges:
Annual Service Charge: £1300
Yearly Ground Rent: £228
Lease Remaining: 991 years
Council Tax Band B




Approximate total area⁽¹⁾
599 ft²
55.6 m²

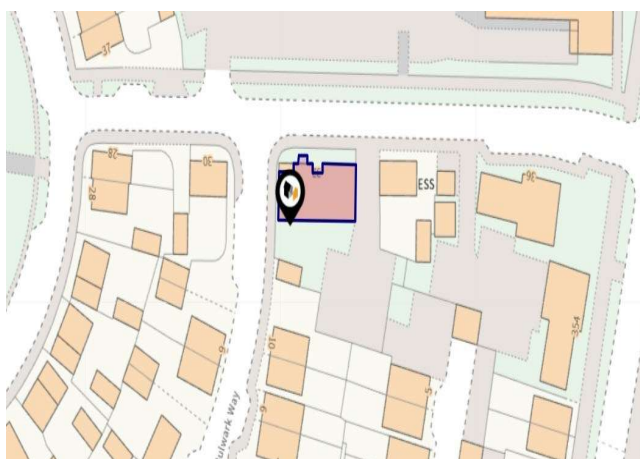
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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