



# Silbury Boulevard

MILTON KEYNES



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Choose from a range of stylish one and two-bedroom apartments in this stunning, centrally located development.

This striking residential conversion, standing in the heart of Milton Keynes, has been carefully designed to perfectly suit a modern lifestyle.

Offering spacious, bright and modern open plan living areas, apartments at 152 are due to be completed to a high specification, with every detail carefully chosen to maximise the appeal of the development, and in turn, its occupancy.

Situated just 0.31 miles from Milton Keynes Central train station, residents can reach both London and Birmingham in less than an hour – perfect for commuters looking to find an affordable location with all the facilities and amenities of a 21st century city.

152 Silbury Boulevard is a development of stunning apartments in a superb location with unrivalled transport links and provides an environment perfect for any tenant.

# Investment Overview

152 Silbury Boulevard represents a fantastic opportunity to invest in a property hotspot just 33 minutes from central London by train.

These high quality apartments are perfectly tailored to homeowners and landlords alike.

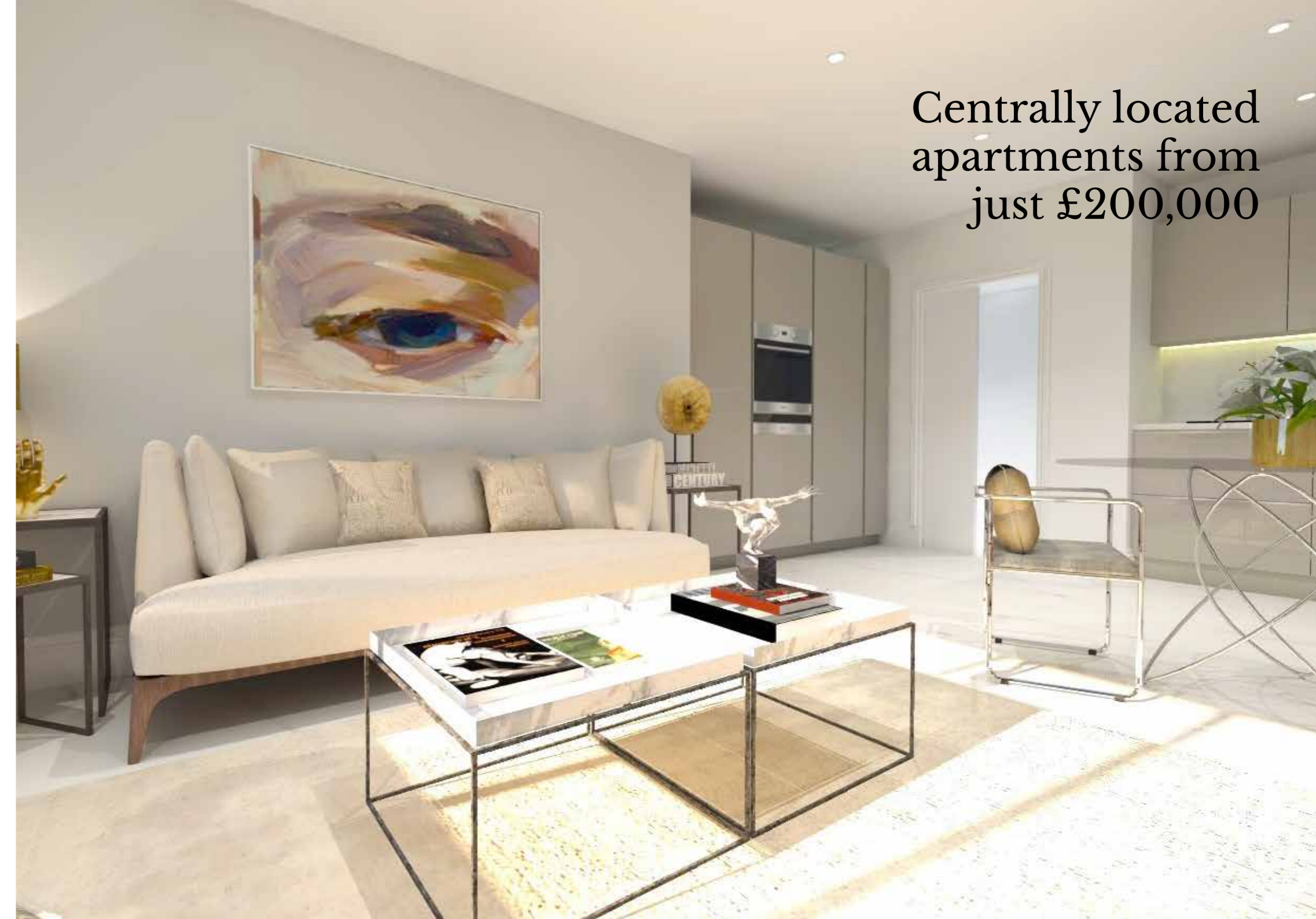
A quiet but central location, excellent transport links and a close proximity to an abundance of amenities will appeal to professional working tenants seeking a convenient, high-quality and affordable home.

Silbury Boulevard apartments are delivered 'tenant ready' including fitted kitchens, white goods, fitted bathrooms and all floor coverings.

|                      |                        |                                  |
|----------------------|------------------------|----------------------------------|
| 43                   | FROM<br>£200,000       | FROM<br>£235,000                 |
| Apartment Complex    | One Bedroom Apartments | Two Bedroom Apartments           |
| Q3 2019              | 250 YEARS              | 0.31 MILES                       |
| Completion Scheduled | Leasehold Property     | To Milton Keynes Central Station |

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)

These regulations prohibit unfair practices. To satisfy our obligations under the CPRs, our sales particulars have been prepared upon the instruction of the vendor and in accordance with these regulations. The property details are produced in good faith and are not intended to form part of a contract.



Centrally located  
apartments from  
just £200,000

# Rental Appraisal

Priced from just £200,000, apartments at 152 Silbury Boulevard offer purchasers a projected NET rental return of up to 4% for one bedroom apartments and 5% for two bedroom apartments.

|                             | ONE BEDROOM APARTMENTS | TWO BEDROOM APARTMENTS |
|-----------------------------|------------------------|------------------------|
|                             | <i>Based on Flat 8</i> | <i>Based on Flat 4</i> |
| Purchase Price              | £200,000               | £235,000               |
| Rent Per Month*             | £800                   | £1,175                 |
| Rent Per Annum*             | £9,600                 | £14,100                |
| <b>Gross Rental Return*</b> | <b>5%</b>              | <b>6%</b>              |
| Rental Management           | £1,152                 | £1,692                 |
| Service Charge*             | £486.06                | £582.42                |
| Ground Rent                 | £200                   | £200                   |
| <b>NET Rental Return</b>    | <b>£7,779.94</b>       | <b>£11,625.58</b>      |
| <b>NET Rental Return %</b>  | <b>4%</b>              | <b>5%</b>              |

\*Projected

## STAMP DUTY LAND TAX

To find out if your purchase will incur Stamp Duty, please visit the Stamp Duty overview and calculator at:

<https://www.gov.uk/stamp-duty-land-tax>

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/>

The purchaser may be liable for property related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply.

Please Note: This example is for illustration purposes only; the projections for the income, occupancy levels, room rates and management charges are not guaranteed and are subject to change. We accept no responsibility for any changes or inaccuracy with these figures; they are provided in good faith as a general guide and based on what we believe to be correct but do not form part of any offer or solicitation.

# Property Specification

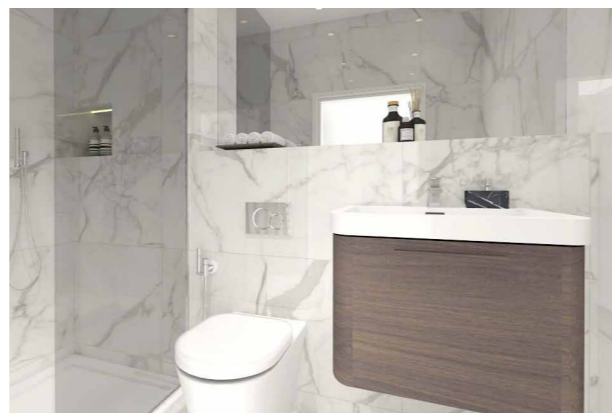
152 Silbury Boulevard is home to a range of modern, stylish one and two-bedroom apartments ideal for your professionals in this growing commuter hub – less than an hour from London Euston station.

This selection of one and two-bed apartments has been designed to appeal to working tenants seeking a convenient, high-quality and affordable home – with contemporary specifications used throughout the apartments.

Each flat will come with Italian style designer kitchens – offering white gloss and wood trim finishes – an integrated fridge/freezer, dishwasher, fitted oven and hob.

Wooden flooring and white panelled internal doors with chrome ironmongery will be used throughout, as well as the addition of built-in wardrobes in the bedrooms.

Bathrooms will also be fitted with ceramic floors, with luxury basins and showers selected for each apartment.



Images (from top left to far right):  
Kitchen, Bathroom, Living area & Bedroom within 152 Silbury Boulevard

# Milton Keynes: In Focus

Home to a booming economy, ground-breaking infrastructure planning and exceptional transport links, Milton Keynes has become a haven for the young professional looking to capitalise on the region's burgeoning status as a centre of innovation.

As one of the UK's fastest growing cities in terms of GVA – and projected to become the UK leader by 2028 – Milton Keynes is at the centre of ambitious plans to create a new UK Knowledge Corridor between the esteemed university cities of Oxford and Cambridge: the UK's answer to Silicon Valley.

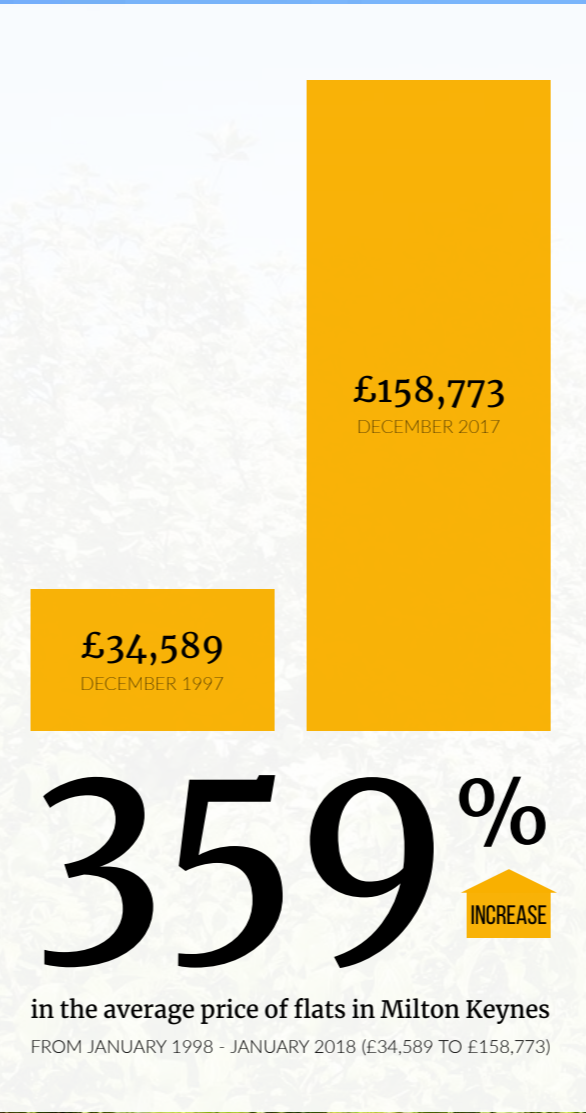
Building on a global reputation as a shining example of city planning, Milton Keynes is set to see significant investment into every aspect of its infrastructure, from plans for a new East West Rail route (see right) to being the midpoint of the new Oxford-Cambridge Expressway.

Just 33 minutes from London by train and less than an hour from Birmingham, Milton Keynes has become one of the commuter belt's key locations, with young professionals flocking to the town for its blend of city living and green spaces.

Home to one of the youngest population averages in the UK, Milton Keynes is also one of the nation's greenest and most active towns; with more than 5,000 acres of parkland, over 20 million trees and over 270km of cycle routes.

Milton Keynes also boasts one of the largest covered shopping areas of anywhere in Europe, as well as the Xscape Centre – a vibrant leisure hub that includes an indoor skydiving centre and the UK's largest real snow indoor ski slope.

Images (from top left to far right): Peterborough Cathedral, River Nene bankside, The Guildhall in Cathedral Square, and the Milton Ferry Bridge.

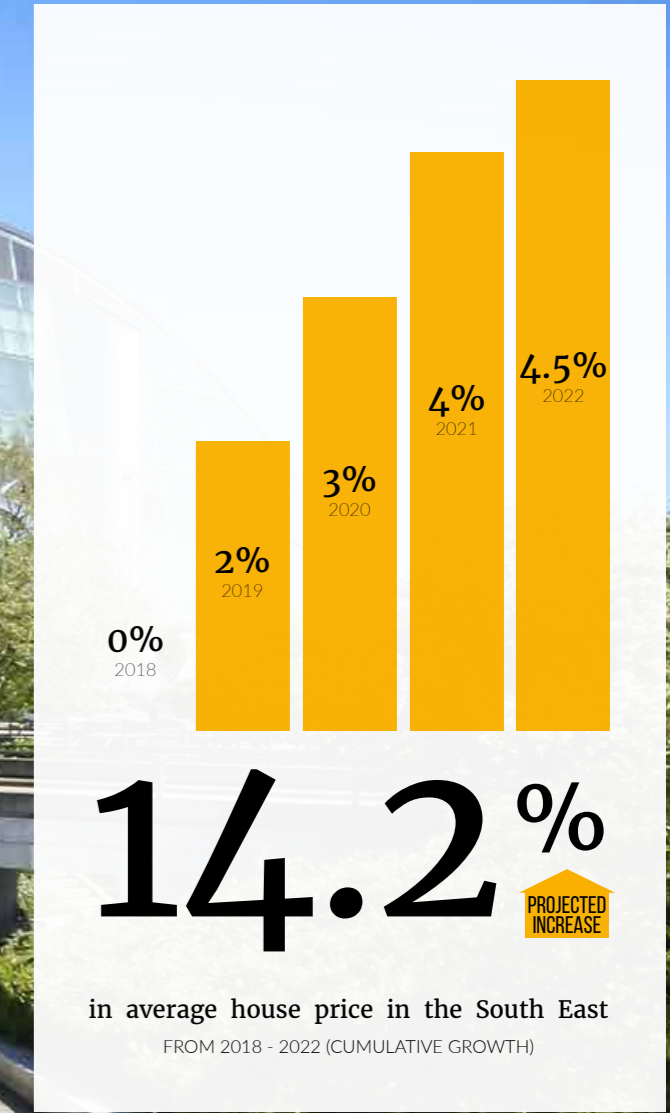


Source: [Land Registry](#)

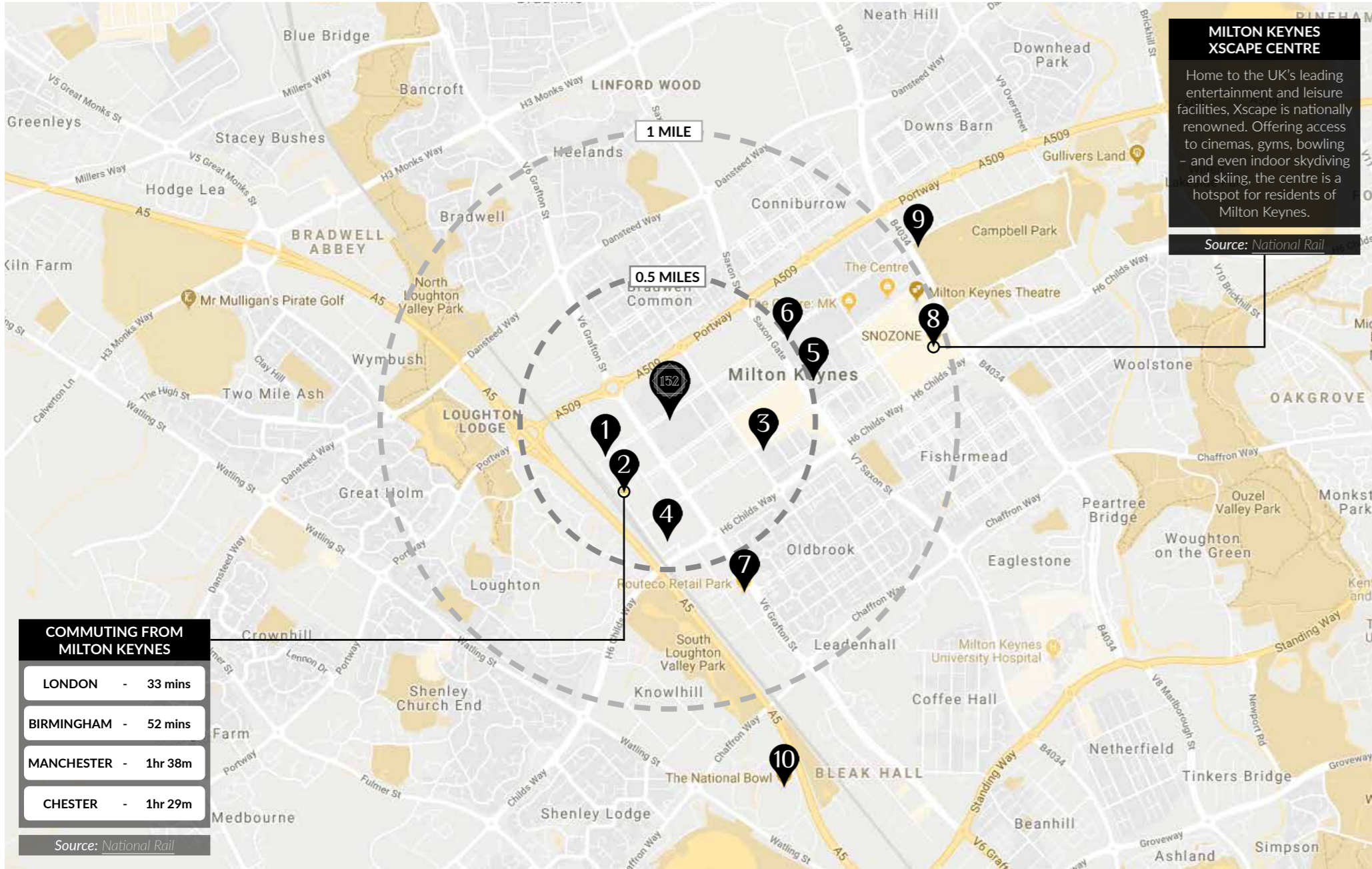


Source: [Network Rail](#)

Disclaimer: Distances shown above are for illustrative purposes only

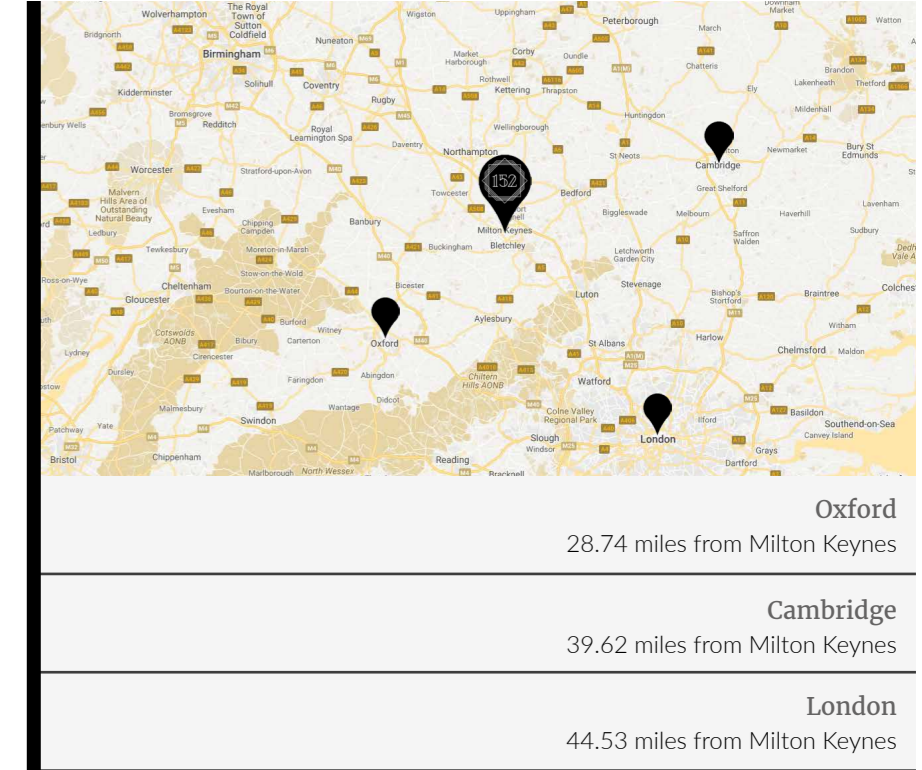


Source: [Knight Frank](#)



# Location & Amenities

- 152  
1 Park House, 117 Park Road, Peterborough, PE1 2TZ
- 2 The Gym  
0.21 miles from 152 Silbury Boulevard
- 3 Milton Keynes Central Train Station  
0.31 miles from 152 Silbury Boulevard
- 4 Sainsbury's (Supermarket)  
0.35 miles from 152 Silbury Boulevard
- 5 Morrisons (Supermarket)  
0.43 miles from 152 Silbury Boulevard
- 6 Intu Milton Keynes (Shopping Centre)  
0.57 miles from 152 Silbury Boulevard
- 7 The Centre: MK (Shopping Centre)  
0.58 miles from 152 Silbury Boulevard
- 8 RouteCo Retail Park  
0.62 miles from 152 Silbury Boulevard
- 9 Xscape Milton Keynes  
0.94 miles from 152 Silbury Boulevard
- 10 Campbell Park  
1.07 miles from 152 Silbury Boulevard
- 11 Milton Keynes National Bowl  
1.39 miles from 152 Silbury Boulevard



# Comparable Properties

**152** 152 Silbury Avenue

- One Bed Apartments from £222,600
- Two Bed Apartments from £259,700
- 0.31 Miles from Train Station

FROM **£222,600**

**1** South Row

- One Bed Apartments from £245,000
- 0.51 Miles from Train Station

FROM **£245,000**

**2** Vizion Complex (Ruby/Jade House)

- One Bed Apartments from £234,000
- 0.58 Miles from Train Station

FROM **£234,000**

**3** The Hub @ Witan Gate

- Two Bed Apartment for £260,000
- 0.48 Miles from Train Station

FROM **£260,000**

**4** Vizion Complex (Topaz House)

- Two Bed Apartment for £289,995
- 0.58 Miles from Train Station

**£289,995**

**5** Huntley Crescent

- Two Bed Apartment for £279,950
- 1.57 Miles from Train Station

**£279,950**

**152** 152 Silbury Avenue

- One Bed Apartments for £775 (per month)
- Two Bed Apartments for £1,175 (per month)
- 0.31 Miles from Train Station

FROM **£775**

**6** Portway

- One Bed Apartments from £825 (per month)
- 0.37 Miles from Train Station

**£825**

**7** Boycott Avenue

- One Bed Apartments from £795 (per month)
- 0.69 Miles from Train Station

**£795**

**8** Rillaton Walk

- Two Bed Apartment for £1,750 (per month)
- 0.52 Miles from Train Station

**£1,750**

**9** Upper Fourth Street

- Two Bed Apartment for £1,920 (per month)
- 0.38 Miles from Train Station

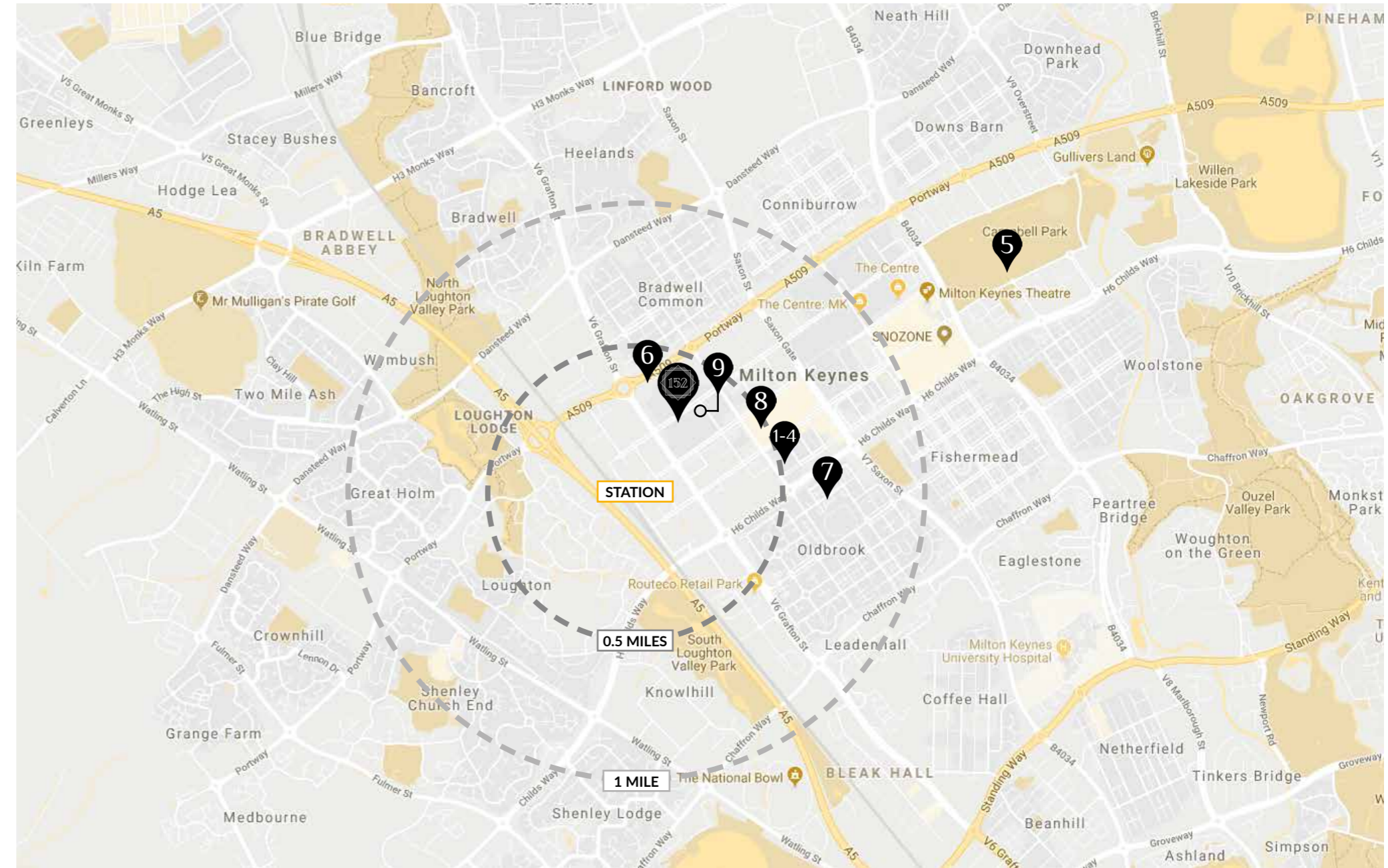
**£1,920**

**4** Vizion Complex (Topaz House)

- Two Bed Apartments for £1,275 (per month)
- 0.58 Miles from Train Station

**£1,275**

All information collated on 25/07/18 and was correct at the time of publication



For Sale

For Rent



# Frequently Asked Questions

## Will I own the property?

Yes you will be the owner of the property on a leasehold basis, which means that you will own it for a set period and have legal agreement with the landlord of how long the period is.

## Will I have to pay SDLT on my purchase?

Yes, you will need to pay Stamp Duty Land Tax (SDLT) on your purchase unless you are a first-time buyer or owner-occupier. For more information visit: <https://www.gov.uk/stamp-duty-land-tax>.

## What type of build warranty does the property have?

The property has an Advantage build warranty.

## Do I have to use a nominated solicitor?

No you don't have to, however they have the ability to perform within the 28 days stipulated in the reservation agreement, they are familiar with the contract and they offer competitive pricing.

## Can you introduce me to a mortgage broker?

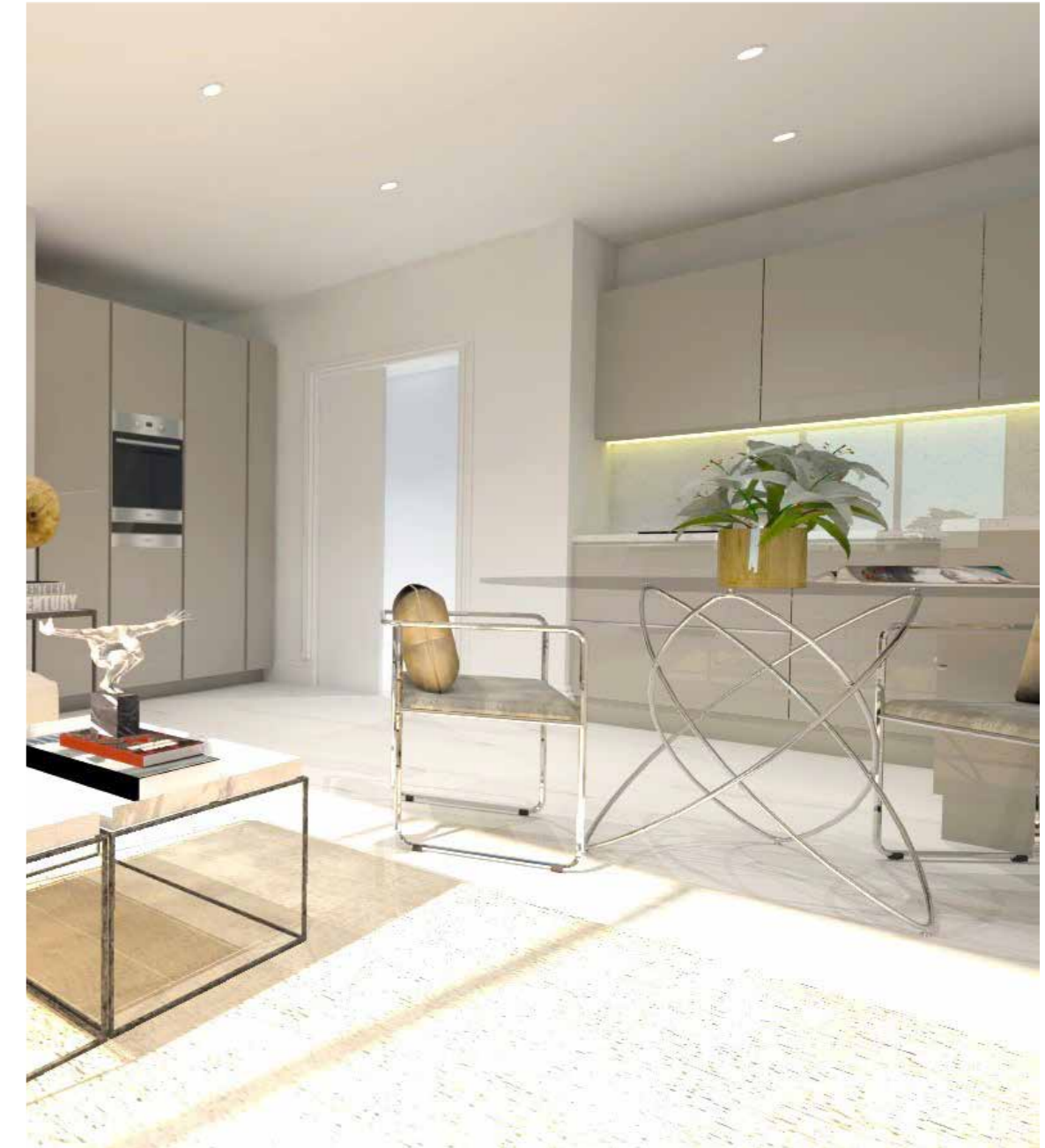
Yes we can, please contact a member of our sales team for more information.

## What is the length of the leasehold for Park House?

The lease at 152 Silbury Boulevard is 250 years.

# Purchase Process

- Step 1** | **Reservation**  
Reservation agreement completed & £5,000 non-refundable fee paid and deducted from the deposit on exchange
- Step 2** | **Solicitors Instructed**  
Solicitors instructed, legal pack sent out & anti-money laundering process completed
- Step 3** | **Exchange of Contracts**  
20% of purchase price paid to solicitors & contracts exchanged within 28 days of reservation
- Step 4** | **Legal Completion**  
The remainder of the balance is paid, the purchase is completed & Title Deeds registered with the UK Land Registry





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# Disclaimer

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1. This information is and remains the property of the Master Agent is made available to the addressee subject to the terms and conditions of this Disclaimer. A copy of this information is made available to you for your personal use and must not be given, shared or communicated with any other person except for your own professional advisors for the sole purpose of obtaining their advice.

2. The Agent and the Master Agent endeavour to provide accurate, up to date and complete information but makes no warranties or representations as to the accuracy, reliability or completeness or otherwise of the information contained herein. The Master Agent assumes no responsibility or liability for any omissions or errors contained in the information.

3. The Agent acts as a sub-agent to the Master Agent; specifically, the Master Agent accepts no liability to the Purchaser for fraudulent misrepresentation made by the Agent.

4. The Master Agent acts as an agent for the Developer and as such accepts no liability to the Purchaser. Further and in any event, if notwithstanding this provision liability is established against the Master Agent, then it is agreed that the total maximum amount of such liability is limited to and shall not under any circumstances exceed the amount of the net Reservation Fee of any reservations made.

5. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the information and any speculative information offered by the Agent and the Master Agent. Purchasers are strongly recommended to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate.

6. Neither the Agent nor the Master Agent provides or offers an opinion as to whether a particular property is appropriate for a particular individual and owes no duty of care to the Purchaser.

7. The Agent and the Master Agent, respectively, each offer only an opinion on the opportunity in general terms and in relation to the market as a whole. Neither the Agent nor the Master Agent is able to comment on or give opinions on the strength or validity of any bond or insurance policy and Purchasers are strongly recommended to perform their own diligence and seek legal opinion.

8. Neither the Agent nor the Master Agent accepts any responsibility for amendments to or changes in rates of taxation, introduction of new taxes, changes to existing legislation or the introduction of new legislation or any matters relating to the final contractual arrangements for any purchase.

9. The Purchaser may be liable for property-related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply; for the avoidance of doubt, neither the Agent nor the Master Agent shall have any liability for such taxes.

10. Where rental assurances or guarantees are offered as part of the purchase, the Developer will contract directly with the Purchaser to assure the rental income at the specified rate and for the specified duration, but this is not supported by an insurance policy, bond or bank, unless specified, nor is this warranted or supported by the Agent or the Master Agent.

11. Descriptions of property, homes, buildings, locations or Development particulars, specifications and pictures and artists impressions of any property, home, building, location or Development are given in good faith and believed to be correct, but they do not form part of any offer or solicitation and are intended only as a general guide. Neither the Agent nor the Master Agent controls the building or development of any project.

12. All descriptions are intended only as a general guide and are not to be relied upon by the Purchaser or by any other interested parties as a statement or representation of fact and the Purchaser or any interested parties should satisfy themselves by inspection or otherwise.

13. The Purchaser acknowledges that Developers reserve the right to alter plans, designs and specifications at any time without

prior notice. Therefore, neither the Agent nor the Master Agent will be responsible for such changes.

14. The Agent and the Master Agent have endeavoured to provide the highest quality information, backed up by substantial experience and proven evidence from the marketplace. However, individual interpretation of information may vary, and individual circumstances, skills, abilities, knowledge and attitude play an important part in achieving a particular outcome. In addition, the future behaviour of the property market may not follow past experience, either, internationally, nationally or locally. For this reason, Neither the Agent nor the Master Agent warrants, guarantees or promises that Purchaser will make a profit from any property transaction entered into, whether as a result of acting on information contained within this document or otherwise. As with any purchase, this may result in a loss.

15. Where applicable, as in the case of a consumer and not a business customer ("Consumer") the Consumer Protection from Unfair Trading Regulations 2008 and the Consumer Protection (Amendment) Regulations 2014 (singly or together the "CPR") which prohibit unfair practices, shall apply. To satisfy the obligations under the CPR, the sales particulars have been prepared by the Master Agent upon the instruction of the Developer and in accordance with these Regulations. The sales particulars are produced in good faith and are not intended to form part of a contract. Where the CPR apply, the Consumer may, without giving reason, cancel this Agreement within 14 (fourteen) days from the day it was signed. Such cancellation must be in writing and may either be in the Consumer's own words, or he / she may ask the Master Agent for a form of cancellation notice. For the avoidance of doubt, if the Consumer cancels, the Developer must re-pay the Reservation Fee to the Consumer

16. Neither the Agent nor the Master Agent is authorised or regulated by the Financial Conduct Authority ("FCA") and as such neither is permitted to offer financial advice about investments, whether regulated or unregulated; accordingly, neither the Agent nor the Master Agent offers financial advice. In case of queries or doubt, Purchaser and any other interested parties should consult an FCA-regulated Independent Financial Advisor.

