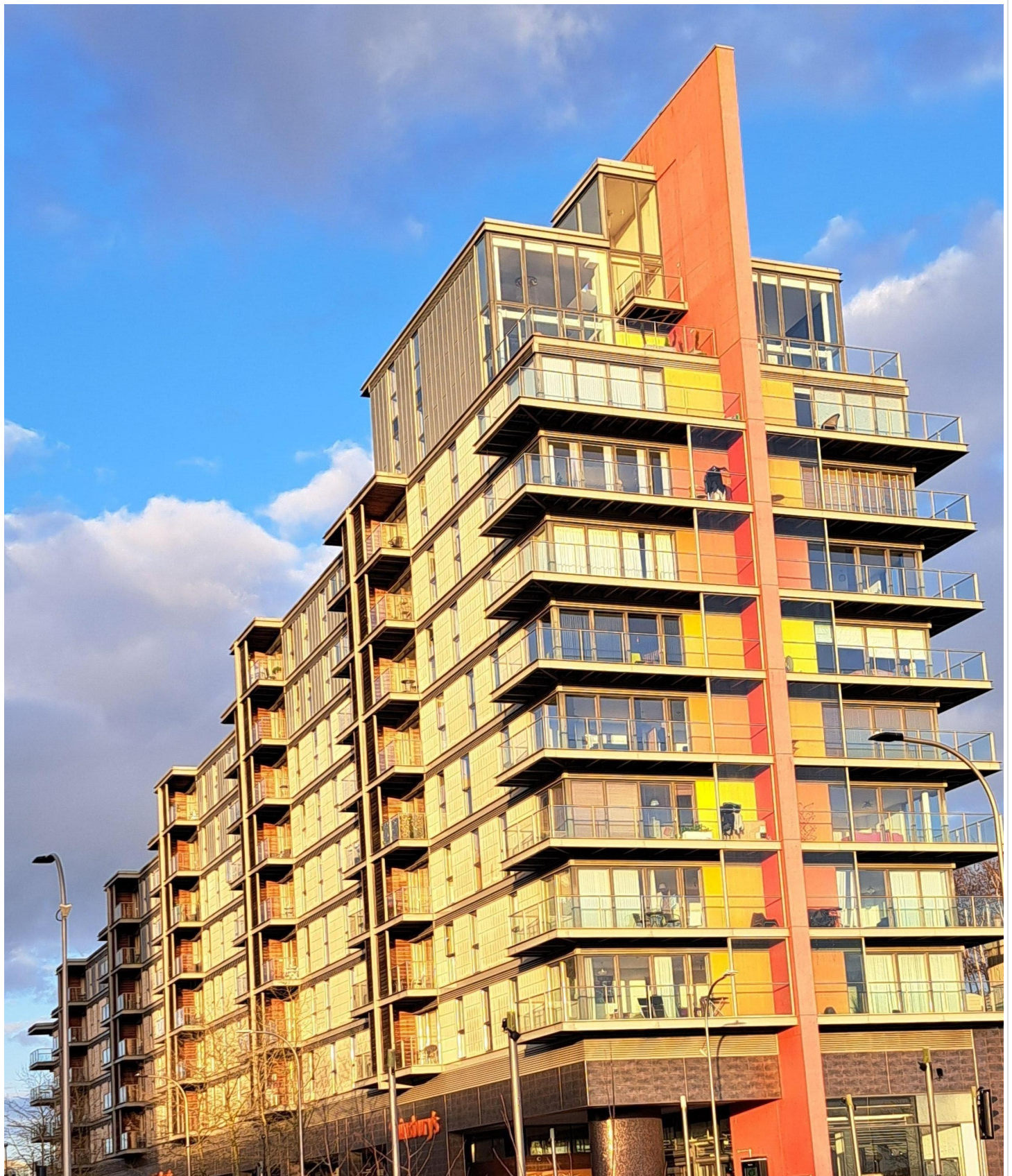


99Home Ltd.

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2 Bed Apartment In 10 Merrivale Mews Milton Keynes, Milton Keynes, MK9 2FP
£289,995





SHORT DESCRIPTION

Property Ref: 14831 Stylish Executive Apartment in the Heart of Milton Keynes – Vizion Development Discover luxury, convenience, and lifestyle in this beautifully presented modern executive apartment, set within the prestigious Vizion development—one of Milton Keynes’ most sought-after locations. Perfectly positioned above Sainsbury’s, daily essentials are right at your doorstep, including a pharmacy for added convenience. Step outside and you’re immediately greeted by The Hub, a vibrant social hub filled with cafés, restaurants, and lively atmosphere—ideal for dining, entertaining, or simply relaxing. This central location offers effortless connectivity: the main shopping centre, Milton Keynes Central train station, and the library are all within easy walking distance. Enjoy rapid train links to London Euston and Birmingham, while the exciting East West Rail project (Phase 1 underway) promises future connections to Oxford and Cambridge—boosting accessibility and long-term value. For health and wellness, the nearby Valentine Health Club features a fully equipped gym, stunning swimming pool, sauna, and steam rooms. Frequent bus services to the station and shopping centre run from stops right next to the building. The Milton Keynes University

Hospital with A&E is just a five-minute drive away and well served by public transport. Inside, the apartment boasts a luxuriously appointed kitchen with generous worktops, electric hob and oven, tall fridge-freezer, washing machine, and abundant storage. You'll find ample power points throughout, a communal TV aerial, and excellent thermal and sound insulation for quiet comfort. Step outside into the expansive, landscaped podium garden, complete with water features—ideal for a morning jog, leisurely stroll, or tranquil escape. Additional highlights include: Fast fibre broadband via Hyperoptic Single utility bill for electricity and heating via Thamesway Energy (no gas for enhanced safety) Council Tax Band C Secure, well-maintained development This is more than just a home—it's a lifestyle. Don't miss your chance to live in one of Milton Keynes' premier addresses. 2-bedroom apartment Kitchen / Living 6.70m(max) * 3.40m (22'00" max * 11'2") Bedroom 1 3.65 m * 2.85m (12'0" * 9'4") Bedroom 2 3.65m * 2.45m (12'0" * 8'0") Property Type: Apartment Full selling price: £289995.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 133 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £3871.00 Council tax band: C EPC rating: B Measurement: 570.487 sq.ft. Outside Space: N/A Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property:Self-occupied -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	53 square metres

Rules on letting this property

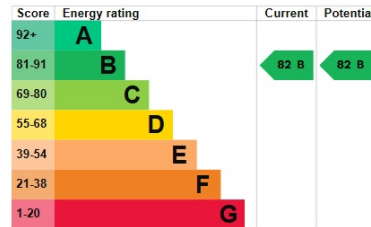
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

[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

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