



Connells

Newport Road
Brooklands Milton Keynes



Property Description

Connells are delighted to offer this well presented two bedroom apartment in the sought after area of Brooklands. Accommodation consists of open plan kitchen/sitting room with balcony off, a range of wall and base units to the kitchen, master bedroom, further double bedroom and bathroom. The property also benefits from 4 years remaining of NHBC and an allocated parking space.

The area of Brooklands benefits from a variety of local shops and amenities as well as fantastic local schools. Both the M1 and A5 are easily accessible and the central MK station is only a short drive.

Communal Entrance

Stairs to first floor. Private front door to Flat 7.

Entrance Hall

Doors to Bedrooms, Bathroom and Open Plan Kitchen/Living Room. Two walk-in storage cupboards. Radiator.

Open Plan Living

13' 1" x 18' 10" (3.99m x 5.74m)

Kitchen Area

Fitted with a range of wall mounted and floor standing units with work surfaces over. Single drainer sink unit with mixer tap. Integrated cooker. Integrated fridge/freezer. Integrated washing machine. Tiled splash-back areas. Double glazed window. Wall mounted gas boiler serving central heating and hot water.

Living Room

Double glazed doors opening onto balcony.
Double glazed door opening to Juliet balcony to side. TV point. Radiator.

Balcony

Tiled flooring. Fully enclosed with glass railing

Bedroom One

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window. Fitted wardrobes.
Radiator.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Double glazed window and door to Juliet balcony. Radiator.

Bathroom

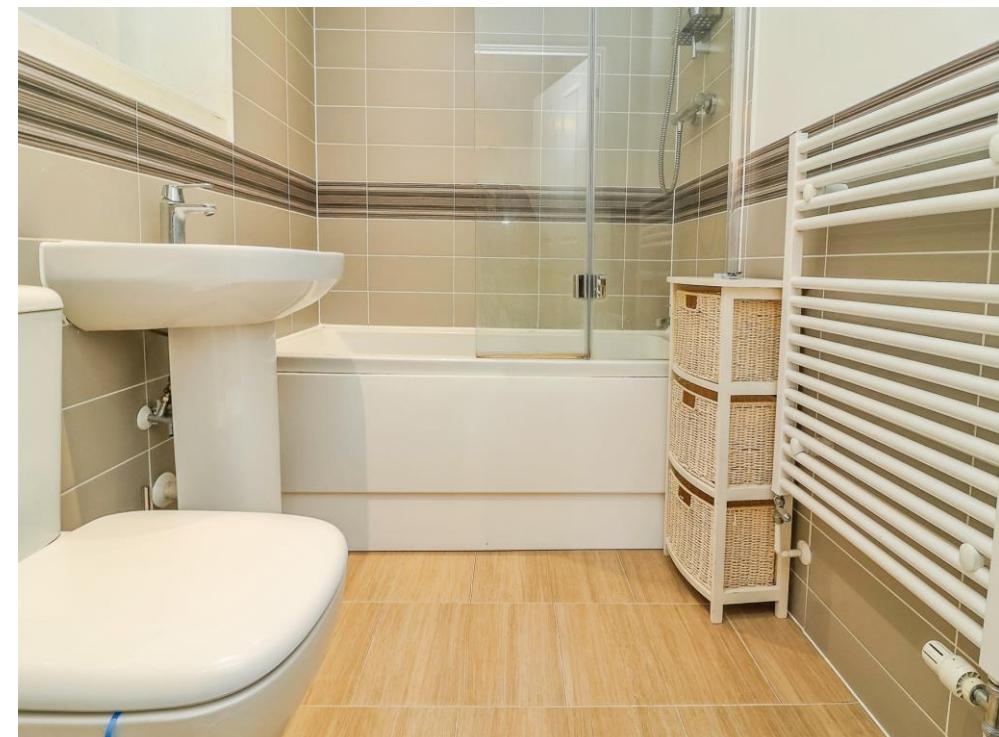
Suite comprising panel enclosed bath with shower screen and shower over, pedestal wash hand basin and low level WC. Extractor fan. Tiled floor. Part tiled walls.

Outside

Communal areas. There is one allocated parking space with the apartment.

General

We understand the lease is for 125 years from 1st January 2016. Current ground rental is £300 per annum and service charges of £1,200 per annum.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01908 691606
E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B
 Council Tax Band: B

Service Charge:
 1200.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT307248

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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