



**Connells**

Goldilocks  
Walnut Tree Milton Keynes



### Property Description

Connells are pleased to present to the market this one bedroom top floor apartment offered for sale with no upper chain. Accommodation briefly consists of separate kitchen, lounge, bathroom and double bedroom.

Highly sought after Walnut Tree location, close to Kingston shopping centre with choice of shops and restaurants. This property also benefits from a number of local parks and green areas close by. The property is within walking distance from an array of good Ofsted rated primary and secondary schools.

### Entrance Hall

Double glazed entrance door to front aspect. Doors to all rooms.

### Sitting Room

11' 10" x 13' 7" (3.61m x 4.14m)  
Double glazed window to rear aspect. TV and Telephone points. Wall mounted radiator. Door to Kitchen.

### Kitchen

7' 10" x 7' 11" (2.39m x 2.41m)

### Bedroom

8' 4" x 10' 3" (2.54m x 3.12m)  
Double glazed window to side aspect. Wall mounted radiator.

### Bathroom

Double glazed frosted window to rear aspect. Shower cubicle and shower attachment. Low level WC. Wash hand basin



To view this property please contact Connells on

**T 01908 691606**  
**E [walnuttree@connells.co.uk](mailto:walnuttree@connells.co.uk)**

26A Fyfield Barrow The Walnut Tree Local Centre Walnut  
Tree

EPC Rating: C    Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/WNT307275\]\(http://www.connells.co.uk/Property/WNT307275\)](http://www.connells.co.uk/Property/WNT307275)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WNT307275 - 0010