



Connells

Fen Street
Brooklands MILTON KEYNES



Property Description

Connells are pleased to bring to the market this one-bedroom apartment located in the popular area of Brooklands. Accommodation briefly comprises of an Entrance Hall, spacious kitchen/lounge, one bedroom and bathroom. The property benefits from a telephone entry system, double glazing, a balcony, gas central heating and an allocated parking space. This property is an excellent first time buy or investment property. Viewing is highly recommended.

Brooklands is located close to Junction 14 of the M1 motorway and the Coachpark making it an ideal location for commuters. Kingston shopping centre is also close by with its array of shops and restaurants.

Ground Floor

Communal Entrance

Enter via communal entrance hall with video intercom system to front and rear and stairs leading to first floor.

First Floor

Entrance Hall

Enter via door to Entrance Hall with wall mounted video intercom system. Wall mounted radiator. Two storage cupboards.

Lounge/Kitchen

12' x 20' 3" (3.66m x 6.17m)

Lounge Area:

Double glazed doors to front aspect leading to balcony area. Two wall mounted radiators. Television point.

Kitchen Area

Modern fitted kitchen with a range of wall and base level units with work surfaces over. One and a half bowl stainless steel sink unit. Electric oven and gas hob with cooker hood over. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Central heating boiler and radiator. Double glazed window to rear aspect. Spotlights to ceiling.

Balcony

Glass surround. Double glazed doors from lounge/kitchen.

Bedroom

10' 8" x 13' 3" (3.25m x 4.04m)

Double glazed window to front aspect. Wall mounted radiator. Built-in fitted wardrobes.

Bathroom

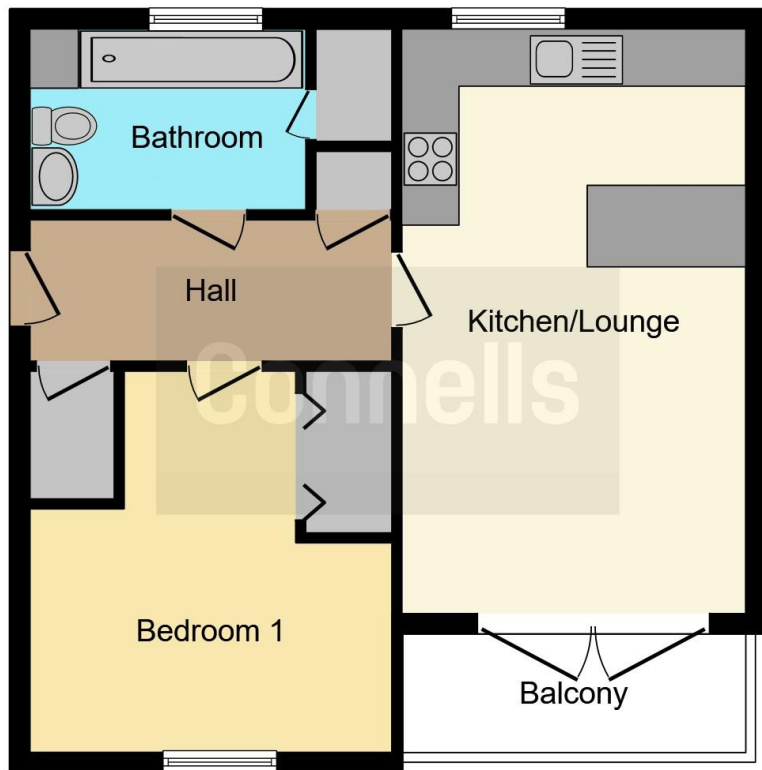
Three-piece suite to comprise of single panelled bath with shower over, low level WC and wash hand basin. Fully tiled walls and flooring. Heated towel rail. Extractor fan. Shaver point. Storage cupboard. Frosted double glazed window to rear aspect.

Outside

Allocated parking for one vehicle as advised by vendor.







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

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: A

Service Charge: 96.18 Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT307614

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2010. 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.

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.

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Property Ref: WNT307614 - 0003

