



**Connells**

Micro House Gambit Avenue  
Oakgrove Milton Keynes



### Property Description

Connells are delighted to offer this two bedroom apartment in the sought after area of Gambit Avenue, Oakgrove. Accommodation consists of open plan kitchen/dining area sitting room with a range of wall and base units, master bedroom with en-suite, further bedroom and family bathroom!

Highly sought after Oakgrove location within a short walk of Oakgrove shopping centre with a variety of shops and amenities. The property is also close to Kingston shopping centre with further choice of shops and restaurants. This property benefits from a number of local parks and green areas close by, ideal for families or dog walkers. The Oakgrove area benefits from great primary and secondary schools.

### Hall

23' 2" x 3' 6" ( 7.06m x 1.07m )

Hall entrance leads to bedroom two, family bathroom, bedroom one, lounge/diner, kitchen.

### Bedroom Two

9' 5" x 8' 8" ( 2.87m x 2.64m )

Double glazed window. Wall mounted electric radiator. Carpeted flooring.

### Family Bathroom

Bathroom comprises of a three piece suite, bath with shower over bath with glass shower screen. Low level W.C. Sink with pedestal. Tiled splash back behind sink. Laminated flooring. Shelving storage area with mirrored area. Electric shaving point.

## Bedroom One

15' 4" x 8' 5" ( 4.67m x 2.57m )

Bedroom one with En-suite comprises of three piece suite, low level W.C sink. Double glazed window. Wall mounted electric radiator. Carpeted flooring. Storage wardrobes.

## Lounge/Dining Room

13' 4" x 13' 1" ( 4.06m x 3.99m )

Wall to wall French doors which makes the lounge light and bright to front aspect. Balcony area space for tables & chairs. Additional double glazed window to side aspect. Wall mounted electric radiator.

## Kitchen

9' 5" x 9' 1" ( 2.87m x 2.77m )

Double glazed window. Wall mounted storage cupboards, lots of storage, workshops. Stainless steel electric oven with extractor hood. Under cupboard lighting. Stainless steel sink with mixer tap. Laminated flooring.

## Outside

Smart tidy outside areas. Shrubs well maintained. Nice corner plot.

## Additional Sales Details

Please note that this property comes with the option to staircase ownership shares:

RICS Full market value: £280,000 (expiry 08/10/2025)

Percentage for sale: 55% (£154,000) - based on RICS

Rent: £357.04 p/m

Service charge: £243.58 p/m

Ground rent: £150 p/a





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](http://www.focalagent.com)



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:  
 2922.96

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307864](http://connells.co.uk/Property/WNT307864)**

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