



Connells

Emerald House Merrivale Mews
Milton Keynes



Property Description

Connells Estate Agents are delighted to bring to the market a well presented one bedroom upper floor apartment with private balcony located in this extremely popular Central Milton Keynes development - Vizion complex.

The block has entrance via a secure entry system, the apartment has an entrance hallway, open plan lounge and fitted kitchen, a master bedroom and a bathroom. This property benefits from an allocated underground parking space. The building is enable for Sky Q and Hyperoptic Fibre broadband (the current owner does not have these set up at the moment but any potential purchaser could access the connections). The kitchen also has integrated appliances to include a dishwasher, washer/drier and a fridge/freezer than will be remaining. The living room and bedroom also have satellite connection points.

This development is popular with investment buyers due to its proximity to the town centre and the mainline railway station. Please call 01908 674 141 to arrange your viewing and for any further information.

Communal Entrance Hall

Concierge service, lifts to all floors and underground parking.

Entrance Hall

Door to front aspect, storage cupboard, telephone point, video Intercom system.

Lounge

20' 9" x 11' 8" max (6.32m x 3.56m max)

Double glazed window and patio door to rear aspect leading to Balcony, electric radiator wall mounted, TV and telephone points, open plan to Kitchen.

Kitchen

10' x 6' 9" (3.05m x 2.06m)

Fitted kitchen with a mix of wall and base level units, work surfaces incorporating stainless steel one and a half bowl sink and drainer, splash back areas. Built in dishwasher, electric hob and oven with cooker hood over, built in fridge/freezer and washing machine.

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window and door leading to Balcony, wall mounted radiator, built in wardrobes.

Bathroom

Fully tiled suite comprising of low level WC and wash hand basin vanity, bath with mixer taps and shower over, extractor fan, heated towel rail.







To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

[view this property online connells.co.uk/Property/MKN317466](http://connells.co.uk/Property/MKN317466)

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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