



**Connells**

Topaz House Merrivale Mews  
Milton Keynes

# Topaz House Merrivale Mews Milton Keynes MK9 2FE

for sale  
**£230,000**



## Property Description

Connells Estate Agents are delighted to present to the market this one bedroom apartment offered for sale in a great condition, and benefiting from being on the top floor of a popular and sought after development within Central Milton Keynes.

The block is accessed via a secure entry system, which leads to a lobby with stairs and lifts to the upper floors. The apartment itself has an entrance hallway with storage, an open plan living, dining and kitchen area with a balcony that overlooks the communal gardens, a bedrooms and a bathroom. There is also allocated parking with this apartment.

Please see the full range of photographs that accompany this listing as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

The much sought after Vizion development in a popular and sought after area that is located in the centre of Milton Keynes.

These modern apartments are within walking distance of Milton Keynes Central railway station which provides excellent rail links into London, with journey times of approximately 35 minutes. Centre:MK and its retail and recreational facilities is also a short walk away, as are the Xscape building and Theatre district.

The Hub is also a short walk across the road, where you will find a range of bars and restaurants.



## Communal Entrance

Entrance door video intercom system and lift access to upper floors.

## Entrance Hall

Door to the side, video intercom system. Airing cupboard.

## Open Plan Living

18' 3" Max x 16' 5" ( 5.56m Max x 5.00m )

Double glazed windows and door to the side leading to the balcony. TV and telephone points. Open plan to the kitchen: eyelevel base units and worksurfaces. Built in electric hob, and oven, cooker, hood over, splash backs, one and a half stainless steel sink drainer, built in dishwasher and fridge/freezer.

## Bedroom 1

12' 10" Max x 11' 1" ( 3.91m Max x 3.38m )

Double glazed window to the side, wall mounted radiator.

## Bathroom

Bath mixer taps, shower over, W/C, wash hand basin vanity, shaving point, fully tiled, heated towel radiator and extractor fan.

## Parking

Allocated parking.







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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN317968](http://connells.co.uk/Property/MKN317968)**

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 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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