



**Connells**

Granton House Silbury Boulevard  
Milton Keynes



## Property Description

Connells Estate Agents are delighted to be able to present to the market this one bedroom apartment that is located in the heart of Central Milton Keynes, providing excellent access into Central Milton Keynes and all of its amenities, and is a short walk away from the mainline railway station.

The block is entered via a secure entry system, where you will find a lift and stairs leading to the upper floors. Apartment 38 is located on the third floor and the accommodation includes an entrance hallway with storage, an open plan lounge, dining and kitchen area, a bedroom and a bathroom.

In our opinion this property would make an ideal first time or investment purchase.

Please note more photographs and an in depth floorplan will follow shortly. For further information and to arrange your viewing please call Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

Granton House is an apartment scheme that was completed in 2020. It is located on Silbury Boulevard and is within walking distance of Centre:MK and its wide range of shopping, entertainment and recreational facilities, as well as all the bars and restaurants that the city centre has to offer.

Milton Keynes Central railway station is also a short walk away, and offers excellent rail links. You can reach London Euston in approximately 35 minutes on a direct train, and there are also good rail links to the North. Milton Keynes is brilliantly connected to major road networks, with Junctions 13 & 14 connected to the city, as well as nearby trunk roads such as the A5, A421, A422 and A509. The city is well served with bus routes and also redways providing cycling options.

Large parts of Milton Keynes is covered by parks, with Campbell Park, Ouzel Valley Park and Willen Lake all a short distance from the city centre that provide fabulous outdoor spaces for recreational activities.

## Communal Entrance

Communal entrance hall and video intercom.

## Entrance Hall

Video intercom, door to the front and a double cupboard.

## Lounge

17' 8" Max x 11' 7" Max (5.38m Max x 3.53m Max)

Double glazed window to the rear, TV and telephone point. Wall mounted radiator. Double glazed window to the rear, TV and telephone point. Wall mounted radiator. Open plan to the kitchen. Eyelevel base units. Worksurfaces, splash back, built in electric hob, oven, and cooker hood over, fridge/freezer and washing machine. Stainless steel sink drainer.

## Kitchen

Eyelevel base units. Worksurfaces, splash back, built in electric hob, oven, and cooker hood over, fridge/freezer and washing machine. Stainless steel sink drainer.

## Bedroom 1

17' 8" Max x 10' 5" Max (5.38m Max x 3.17m Max)

Double glazed window to the rear and a wall mounted radiator.

## Bathroom

Bath with mixer taps and shower over. W/C. Wash hand basin, shaving point, part tiled and an extractor fan. Heated towel radiator.









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/MKN318176](http://connells.co.uk/Property/MKN318176)**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2019. 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.

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