



Connells

Conniburrow Boulevard
Conniburrow Milton Keynes



Property Description

Connells Estate Agents are pleased to bring to the market this two bedroom ground floor property located in Conniburrow, which provides excellent access into the centre of Milton Keynes and all of its amenities.

The property has been much improved by the current owners and in our opinion would make an ideal investment opportunity, due to its flexible accommodation set up.

Please see the full range of photography and also the floorplan for an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town.

Entrance Hall

Door to front aspect, door to Garage conversion.

Lobby

Separate inner hall, door to front aspect.

Lounge / Bedroom

11' 11" x 10' 8" (3.63m x 3.25m)

Built in wardrobes.

Kitchen / Diner

16' 6" x 12' 2" (5.03m x 3.71m)

Double glazed window and door to rear aspect, 2 x wall mounted radiators, airing cupboard.

Part tiled fitted kitchen with a mix of wall and base level units, work surfaces incorporating stainless steel sink and drainer unit. Built in electric hob and oven with cooker hood over, space for fridge/freezer.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to rear aspect.

Bathroom

Low level WC and wash hand basin, double shower cubicle.

Fully tiled, extractor fan, heated towel rail.

Garage Conversion

14' 7" x 7' 11" (4.45m x 2.41m)

Double glazed window to front aspect, wall mounted radiator.

Kitchen Area:

Fitted kitchen with a mix of wall and base level units, work surfaces incorporating stainless steel sink and drainer unit. Electric hob and cooker hood over, space for washing machine and fridge/freezer.









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

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Northgate House 500 Silbury Boulevard
MILTON KEYNES MK9 2AD

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jan 2023. 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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