



Connells

North Eleventh Street
Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to offer for sale this townhouse located in the heart of Central Milton Keynes that could make an ideal investment opportunity. The property is currently rented out by the room.

Please see the full range of photographs as well as the floorplan that accompanies this listing. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, [iamsold Limited](http://iamsold.com). This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with [iamsold](http://iamsold.com) and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample

of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Area

North Eleventh Street is in the heart of Central Milton Keynes and is within walking distance of all of the city centre amenities. Milton Keynes Central railway station is within walking distance and offers regular and direct links into London Euston - with journey times of approximately 35 minutes. Regular train journeys also head toward Birmingham and the North. Junctions 13 & 14 of the M1 also connect to Milton Keynes, both of which are within a 10-15 minute drive. Other main trunk roads are also easily accessible, such as the A5, A509, A421 & A422. Milton Keynes is also blessed with redways allowing easy cycle routes across the town.

Centre:MK is within walking distance and offers access to a huge range of well known shops and restaurants. The theatre district and Xscape building also offer a range of amenities and entertainment facilities.

Campbell Park is close to the town centre and offers beautiful surroundings and outside space for walking. Milton Keynes is awash with parks, lakes and walking routes for those looking to get out and about.

Entrance Hall

Stairs to the first floor, door to the front, three cupboards

Cloakroom

Shower cubicle, w/c, wash hand basin, fully tiled, extractor fan.

Kitchen

14' 8" x 11' 10" (4.47m x 3.61m)

Window and door to the rear. Eye and base level units, built in electric hob/oven, cooker hood over, one and a half stainless steel sink drainer, part tiled, a space for fridge/freezer, washing machine, wall mounted radiator.

Landing

Two cupboards and stairs to the second floor.

Bedroom 1

14' 8" Max x 8' (4.47m Max x 2.44m)

Ground floor, double glazed window to front, wall mounted radiator.

En Suite

Shower cubicle, w/c, wash hand basin, fully tiled, extractor fan.

Bedroom 2 (Lounge)

14' 8" x 12' (4.47m x 3.66m)

First floor, window to the rear, wall mounted radiator.

Bedroom 3

13' 5" x 11' 11" (4.09m x 3.63m)

First Floor, double glazed window to the front, wall mounted radiator.

Second Floor Landing

Loft access, two cupboards.

Bedroom 4

11' 11" x 9' 9" (3.63m x 2.97m)

Second floor, window, wall mounted radiator.

Bedroom 5

11' 11" x 10' 11" (3.63m x 3.33m)

Window to the front.

Shower Room

Double walk in shower, wash hand basin vanity, w/c, fully tiled, extractor fan.

Rear Garden

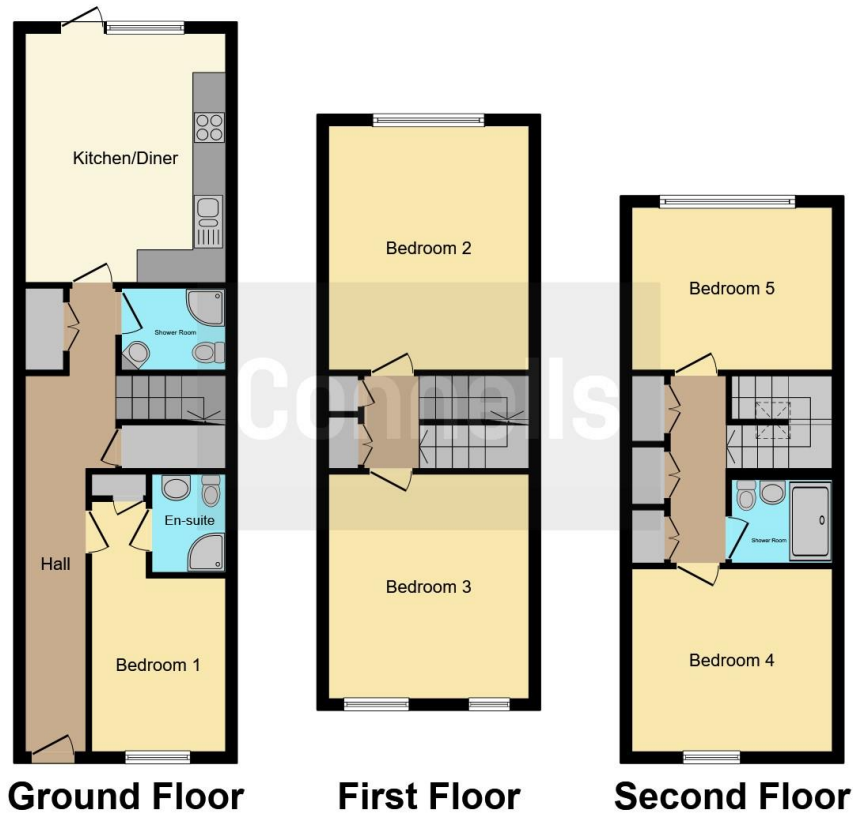
Enclosed by timber fence, low maintenance, paved area.

Parking

Driveway providing off road parking.







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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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/MKN318142



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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