



**Connells**

Brooklyn House Rillaton Walk  
Milton Keynes

# Brooklyn House Rillaton Walk Milton Keynes MK9 2BN

for sale offers over  
**£260,000**



## Property Description

Connells Estate Agents are pleased to be able to present to the market this two bedroom apartment that is located in the much sought after Hub area of Central Milton Keynes. It is within walking distance to the amenities of the city centre, as well as the mainline railway station.

The accommodation includes an entrance porch, entrance hallway, open plan living and dining space which leads on to the kitchen, a bedroom one with en suite and a further second bedroom. The block has a secure communal entry system. There is underground allocated parking as well.

Please see the full range of photographs that accompany this listing, as well as the floorplan providing 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](mailto:miltonkeynes@connells.co.uk).

## The Area

The Hub is located in the heart of Milton Keynes town centre and is home to some of Milton Keynes' most popular bars and restaurants.

Milton Keynes Central railway station is a few minutes walk away 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 Porch

Communal entrance hall, video intercom system, lift access.

## Entrance Hall

Door to the front, video intercom system, cupboard and a wall mounted radiator.

## Lounge

15' Not into recess x 13' 8" (4.57m Not into recess x 4.17m)

Open Plan double glazed window to the rear, wall mounted radiator, tv and telephone points.

## Kitchen

10' 2" x 5' 11" (3.10m x 1.80m)

Fitted kitchen, eye base units, worksurfaces, built in electric hob, oven, cooker hood over, built in fridge freezer, dishwasher, one and a half stainless steel sink drainer, splashbacks, extractor fan.

## Bedroom 1

9' 9" x 9' 8" Not into recess (2.97m x 2.95m not into recess)

Double glazed window to the rear, built in wardrobes, tv and telephone point, wall mounted radiator.

## En Suite

Shower cubicle, w/c, wash hand basin, extractor fan, part tiled, shaving point, wall mounted radiator.

## Bedroom 2

12' 9" x 7' 8" (3.89m x 2.34m)

Double glazed window to the rear, telephone point, wall mounted radiator.

## Bathroom

Bath, mixer taps, shower over, w/c, wash hand basin, extractor fan, part tiled, shaving point, wall mounted radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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/MKN318904](http://connells.co.uk/Property/MKN318904)**

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

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