

for sale

guide price **£80,000** Leasehold



## Conniburrow Boulevard Conniburrow Milton Keynes MK14 7AF

\*\*\* ONE BEDROOM UPPER FLOOR APARTMENT \*\*\* Located in Conniburrow, this would make an ideal purchase for an investor or first time buyer and is located close to the city centre.



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# Property Details

**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. 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 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

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

## Communal Entrance

Communal area, intercom system, stairs to the top floor.

## Entrance Hall

Door to front, intercom system, cupboard, wall mounted radiator.

## Lounge / Diner 16' 7" x 10' ( 5.05m x 3.05m )

Double glazed windows to the front and side, tv point, wall mounted radiator.

## Kitchen 10' x 5' 10" ( 3.05m x 1.78m )

Double glazed window to the side, fitted kitchen, eye base units, work surface, stainless steel sink drainer, part tiled, space for electric cooker and washing machine, wall mounted radiator.

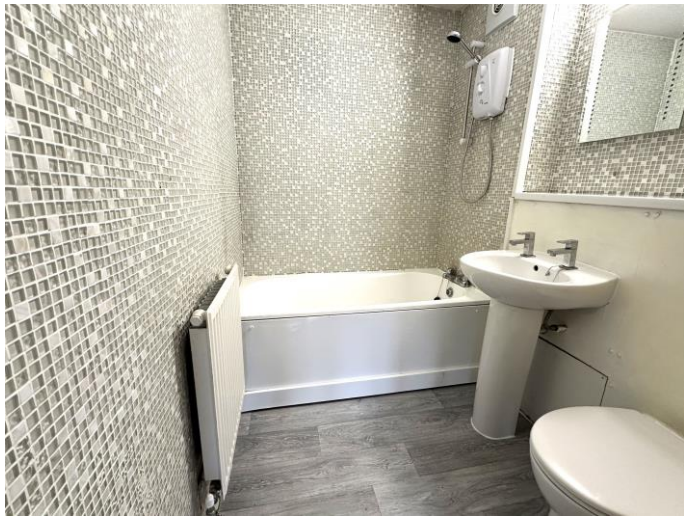
## Bedroom 1 11' 11" x 8' 8" ( 3.63m x 2.64m )

Double glazed window to the front, built in wardrobes, wall mounted radiator.

## Bathroom

Bath, mixer taps, fully tiled, w/c, wash hand basin, extractor fan, wall mounted radiator.





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

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: MKN318927 - 0002

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold fees

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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