



Connells

Angel Close
Pennyland MILTON KEYNES



Property Description

Connells are delighted to offer for sale this three bedroom end of terrace property in the popular area of Pennyland.

The accommodation comprises of an entrance hall, cloakroom, lounge, kitchen, three bedrooms and a bathroom. Outside the property offers an enclosed rear garden.

This property should be viewed to be fully appreciated and can be arranged by calling Connells on 01908 674141 or emailing miltonkeynes@connells.co.uk. Please see the full range of photographs and the accompanying floorplan for an indicative view of room layouts.

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

Pennyland is a popular and sought after location to the North of Central Milton Keynes. The area is within walking distance of Campbell Park, the Grand Union Canal and Willen Lake - offering easy access to some of the towns most pleasant surroundings.

The property is a short drive from Central Milton Keynes where you will find a wide range of shops, restaurants, bars and recreational facilities at Centre:MK, the theatre district and the Xscape building. The town centre also has Milton Keynes Central railway station which offers regular and direct links into London Euston, with journey times from approximately 35 minutes.

The area is also well served with public transport links, with regular bus services across Milton Keynes and beyond. Main trunk roads such as the A5, A421, A422 and A509 are all easily accessible. Junctions 13 & 14 of the M1 also connect to Milton Keynes. Redways providing cycle routes also stretch across Milton Keynes.

Entrance Hall

Double glazed door to the front, stairs to the first floor, double glazed door to the rear, cupboard and a wall mounted radiator.

Cloakroom

Window to the side, w/c, wash hand basin, part tiled.

Lounge

13' 6" x 12' 4" (4.11m x 3.76m)

Double glazed window to the rear, tv and telephone points, and a wall mounted radiator.

Kitchen

13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to the front, wall mounted radiator, fitted kitchen, eye base units, worksurface, stainless steel sink drainer, part tiled, built in gas hob, oven, cooker hood over, built in dishwasher, space for washing machine, built in fridge/freezer, central heating combi boiler.

Bedroom 1

11' 10" x 10' 8" To front of wardrobe (3.61m x 3.25m to front of wardrobe)

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

Bedroom 2

12' 5" x 10' 9" not into recess (3.78m x 3.28m not into recess)

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

Bedroom 3

8' 6" x 6' 6" (2.59m x 1.98m)

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

Bathroom

Double glazed window to the front, bath, mixer taps, shower over, wash hand basin vanity, w/c, fully tiled and a heated towel radiator.

Front Garden

Path leading to the front door, with shrub borders and an outside tap.

Rear Garden

Enclosed by a timber fence, patio area, split level, laid to lawn and gated access to the rear.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKN318950



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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