



**Connells**

Ormsgill Court  
Heelands Milton Keynes





### Property Description

\*\*\* 50% SHARED OWNERSHIP THREE BEDROOM DETACHED HOUSE\*\*\* located close to Milton Keynes shopping centre and all its amenities. This property has a £35,000 premium.

The property comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen, landing, three bedrooms a family sized bathroom, front garden and a good sized rear garden.

Please see the full range of photographs for the listing as well as the floorplan showing an indicative view of room layouts and measurements. For further information or to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### The Area

Heelands is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Heelands has its own local amenities including a local shop.

## Entrance Porch

Door to the side and cupboards.

## Entrance Hall

Door to the side.

## Cloakroom

Wash hand basin, w/c, part tiled, wall mounted radiator and an extractor fan.

## Lounge

12' 4" x 11' 2" not into recess (3.76m x 3.40m not into recess)

Double glazed window to the side, tv and telephone points, understairs cupboard, wall mounted radiator and an open arch to the dining room.

## Dining Room

8' 1" x 7' 6" (2.46m x 2.29m)

Double Glazed window and door to the front, stairs to the first floor, open arch to the lounge and a wall mounted radiator.

## Kitchen

10' 10" x 7' 2" (3.30m x 2.18m)

Double glazed window to the rear, eye level based units, worksurfaces, built in electric hob, oven with cooker hood over. space for a fridge/freezer, washing machine and tumble dryer. stainless steel sink drainer, part tiled, central heating boiler and a wall mounted radiator.

## Landing

loft access, doors to bedrooms one, two, three and the family bathroom, double glazed window to the front.

## Bedroom 1

12' 9" x 9' 6" (3.89m x 2.90m)

Double glazed window to the rear, wall mounted radiator.

## Bedroom 2

10' 6" x 9' 6" max (3.20m x 2.90m max)

double glazed window to the side, built in cupboards and a wall mounted radiator.

## Bedroom 3

7' 2" not into recess x 5' 10" (2.18m not into recess x 1.78m)

Double glazed window to the front, cupboard and a wall mounted radiator.

## Bathroom

Family bathroom, double glazed window to the front, bath with mixer taps and a shower over, w/c, wash hand basin vanity, cupboard, part tiled and a heated towel radiator.

## Front Garden

Enclosed south facing garden with a brick wall and timber fence, laid to lawn, side gate, patio area, front gate and a decking area.

## Rear Garden

Enclosed by a timber fence, laid to lawn wraparound garden to the front.

## Parking

Garage with an up and over door in a block.



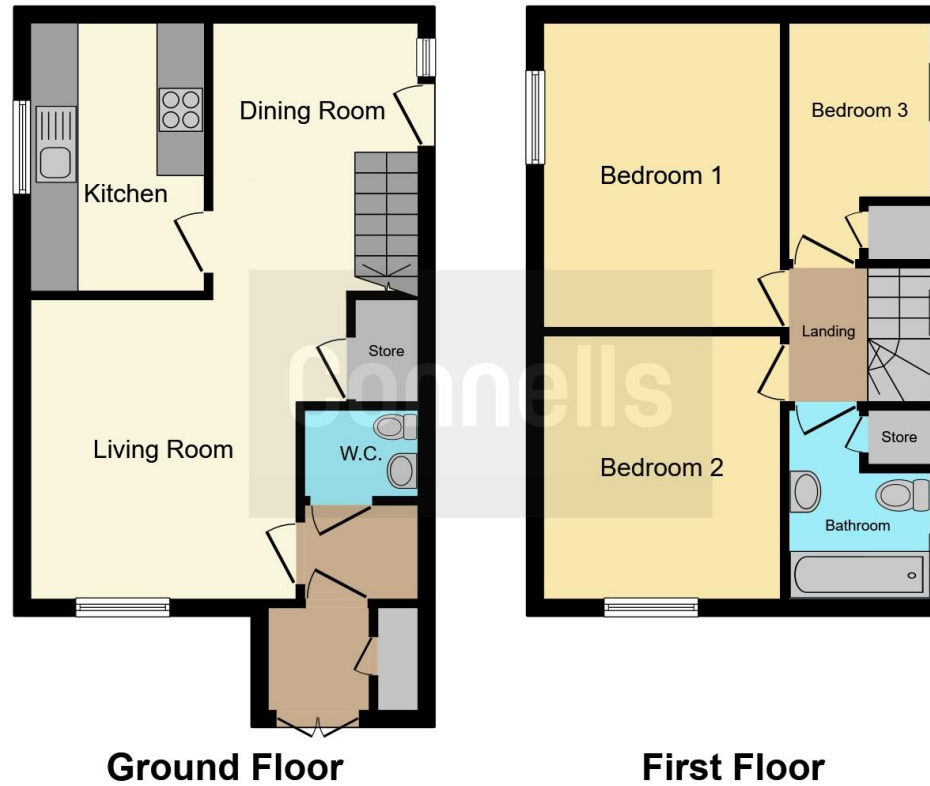












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN319064](http://connells.co.uk/Property/MKN319064)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Apr 1984. 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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