



Connells

Home Ridings House Flintergill Court
Heelands Milton Keynes



Property Description

Connells Estate Agents are pleased to bring to the market this one bedroom first floor apartment situated in the popular retirement development of Flintergill Court. The property is nearby to local amenities and it also a short journey away from Central Milton Keynes and its wider amenities. Originally constructed by McCarthy & Stone, the building contains 37 apartments set over three floors, and there is access to a lift within the building.

The living accommodation includes an entrance hallway, lounge/dining room with archway to a fitted kitchen, one bedroom, shower room, and an allocated parking space. There are communal lounges and outside space within the grounds.

There is a warden on site at set hours, but also access to an emergency 24 hour call system. This development is for those 60 years of age or over.

Please see the full range of photographs and the floorplan providing an indicative view of room layouts. A virtual tour is also available upon request. For further information and to arrange your viewing please call Connells today on 01908 674141.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Heelands is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all of 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 Tesco Express.

Entrance Hall

Front door and wooden flooring.

Lounge

17' 7" x 10' 5" (5.36m x 3.17m)

Kitchen/Dining Room

5' 2" x 8' 5" (1.57m x 2.57m)

Arch from the dining room into a fitted kitchen with eye base units, worksurfaces, stainless steel sink, built in electric oven and hob, an extractor fan. tiled walls, space for fridge/freezer.

Bedroom 1

13' 8" x 9' 2" (4.17m x 2.79m)

Shower Room

7' 2" x 5' 9" (2.18m x 1.75m)

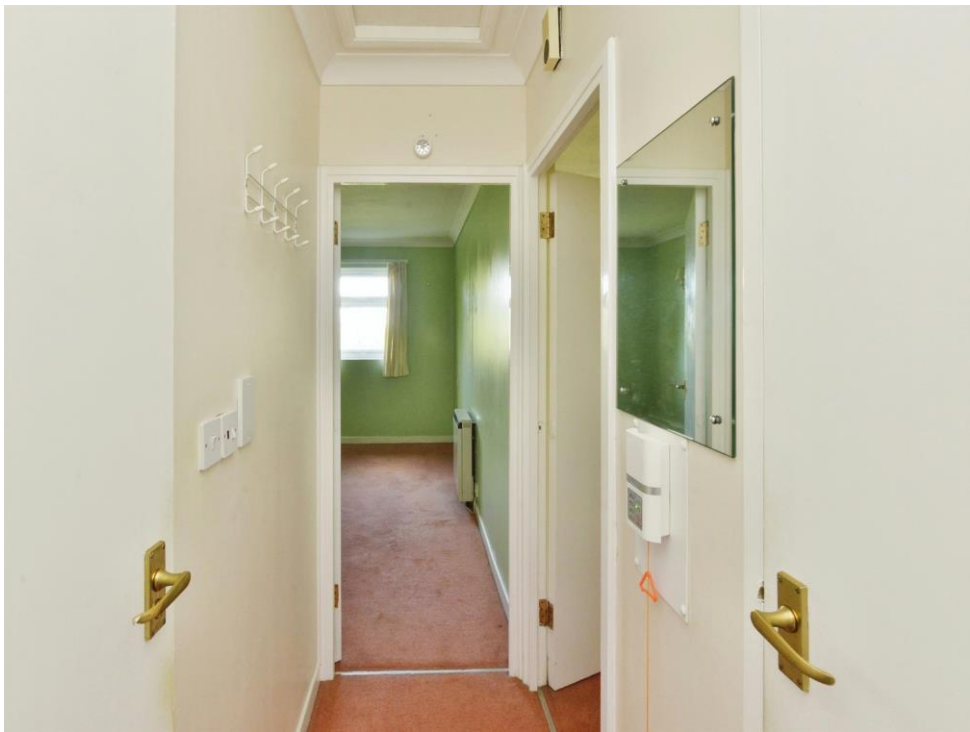
Shower cubicle, w/c, wash hand basin vanity unit.

Communal Garden

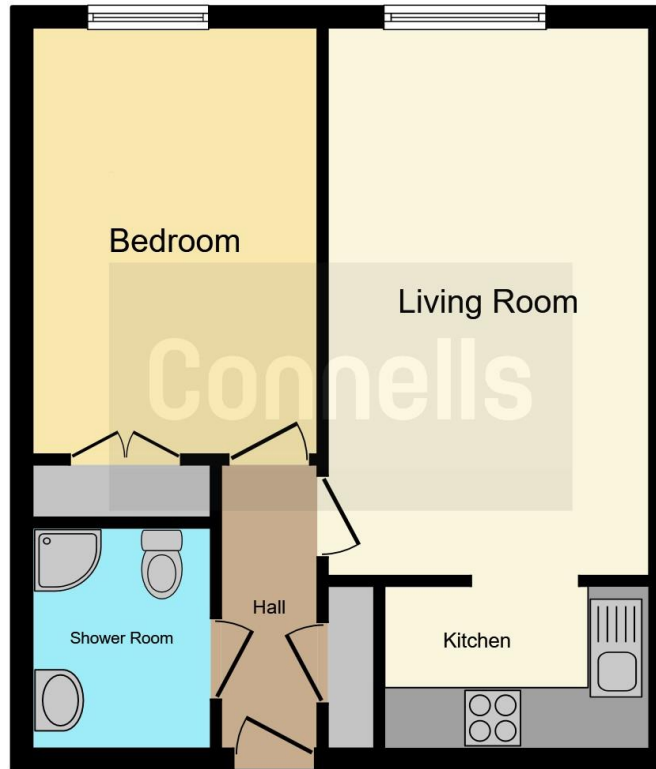
Parking

Allocated parking space for one vehicle.









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

T 01908 674 141
E 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/MKN319322

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1987. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKN319322 - 0003