



Connells

Woodley Headland
Peartree Bridge Milton Keynes



Property Description

Connells Estate Agents are pleased to be able to bring to the market this two bedroom first floor apartment located in the popular area of Peartree Bridge.

The accommodation includes an entrance porch, hallway, lounge, dining room, kitchen, two bedrooms and a bathroom. Outside there is parking for one vehicle. In our opinion this property would make an ideal first time or investment purchase.

Immediate viewings are available and can be arranged by calling Connells Estate Agents on 01908 674141 or e-mail miltonkeynes@connells.co.uk. Please see the full range of photographs as well as the floorplan that provides 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

Peartree Bridge is centrally located within Milton Keynes as you look at the town on the grid map. Peartree Bridge is nearby to Milton Keynes Hospital and is also a few minutes drive away from both Central Milton Keynes and Bletchley.

In Central Milton Keynes you will find a wide range of amenities which include Centre:MK, the Theatre District and Xscape building providing a wide range of retail, recreational and entertainment facilities. Bletchley also has its own amenities, with retail parks containing some well known shops and supermarkets, as well as the MK1 stadium area with a wide range of shops, restaurants and a cinema.

Milton Keynes railway station offers regular and direct links into London Euston with journey times of approximately 35 minutes. The area is also well served with public transport links providing regular bus routes across the town. The grid road system allows easy travel across the town and there are also lots of redways providing cycle routes. Main trunk roads such as the A421, A422, A5 and A509 are a short drive away, whilst Junctions 13 & 14 connect to Milton Keynes.

Entrance Porch

Door to the front.

Entrance Hall

Door to the side, storage cupboard, and a wall mounted radiator.

Lounge

18' 3" x 12' (5.56m x 3.66m)

Patio doors to the side which leads to the balcony, tv point, wall mounted radiator and an Open Arch to the dining room and kitchen.

Dining Room

9' 10" x 7' 8" (3.00m x 2.34m)

Double glazed window to the side, wall mounted radiator.

Kitchen

11' 2" x 7' 9" (3.40m x 2.36m)

Double glazed window to the side, central heating boiler, eye base units and worksurfaces. Built in gas hob, electric oven with a cooker hood over, one and a half stainless steel sink drainer, part tiled, space for fridge/freezer, washing machine and a wall mounted radiator.

Bedroom 1

11' 8" x 9' 2" Not into recess (3.56m x 2.79m Not into recess)

Patio doors to the side, wardrobes and wall mounted radiator.

Bedroom 2

11' 8" x 8' 11" Not into recess (3.56m x 2.72m Not into recess)

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

Bathroom

Double glazed window to the front, w/c, bidet, wash hand basin, bath with mixer taps and a shower over, part tiled, shaving point and a 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

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/MKN319233

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1986. 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: MKN319233 - 0012