



**Connells**

Silbury Boulevard  
Milton Keynes





## Property Description

Connells Estate Agents are delighted to offer for sale this modern one bedroom apartment that is located in Milton Keynes town centre and offers excellent access to the mainline railway station, as well as the retail and recreational facilities the town centre has to offer. In our opinion this property would make an ideal first time or investment purchase.

The accommodation includes a communal entrance hallway, entrance hallway to the apartment, an open plan living, with a balcony, dining and kitchen space, breakfast bar, a bedroom with a balcony and a bathroom. The block has a secure video intercom system for access, and resident parking.

Please see the full range of photographs as well as the floorplan for an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141.

## The Area

Located in the centre of Milton Keynes. The property is a short walk from Milton Keynes Central railway station, with regular and direct links into London Euston with journey times of approximately 35 minutes.

Centre:MK and its retail facilities are approximately a 10 minute walk away, where you will find a large range of well known shops and restaurants. Further amenities such as a multiplex cinema and indoor ski slope can be found in the nearby Xscape building and also theatre district. The Hub, also offering a range of bars and restaurants, is a five minute walk away.

Milton Keynes also has several well regarded retail parks providing a large range of amenities, that are all within an approximate 10 minute drive.

Pleasant outside space can be found in Campbell Park and Loughton Valley Park, and the wider area is well connected with redways providing good cycling routes. Milton Keynes also has a well served bus route providing regular routes across the town.

## Entrance Porch

Communal entrance hall, video intercom systems, lift access.

## Entrance Hall

Entrance door to the side, video intercom system

## Lounge

19' 1" max x 17' 3" (5.82m max x 5.26m)

Open Plan L shaped room with double glazed window to the side, tv and telephone points.

Kitchen: Double glazed door to the side leading to the balcony, fitted kitchen, eye base units, worksurfaces, built in electric hob, fan assisted electric oven with a cooker hood over, sink, part tiled, built in dishwasher, washing machine and fridge. Space for a fridge/freezer, two wall mounted radiators and a breakfast bar.

## Bedroom 1

13' 2" max x 12' 6" (4.01m max x 3.81m)

Double glazed window to the side, double glazed window and door to the rear which leads to a balcony. Built in double wardrobes, wall mounted radiator.

## Bathroom

Bath with mixer taps and shower over, extractor fan, wash hand basin vanity unit, w/c, heated towel radiator.

## Parking

Resident parking

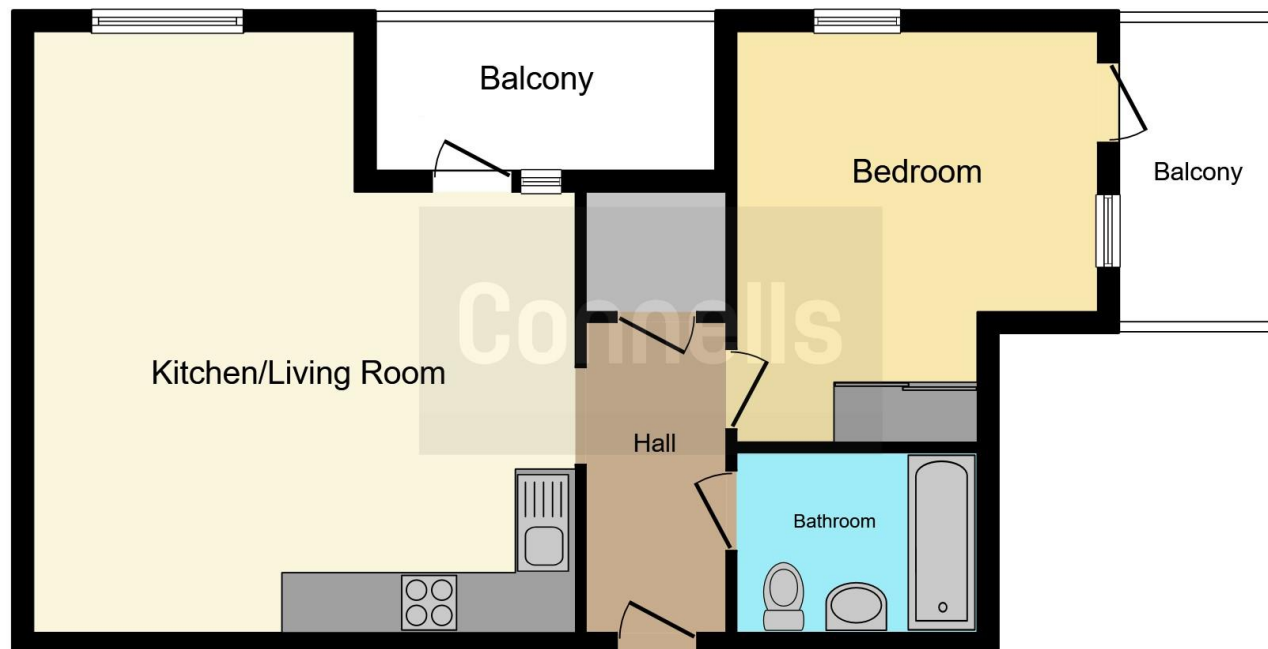












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto: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/MKN319841](http://connells.co.uk/Property/MKN319841)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2018. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKN319841 - 0007