



Connells

Granton House Silbury Boulevard
MILTON KEYNES

Granton House Silbury Boulevard MILTON KEYNES MK9 1FJ

for sale offers over
£280,000



Property Description

Connells Estate Agents are delighted to be able to bring to the market this modern and contemporary two bedroom ground floor flat that is located in the heart of Central Milton Keynes, and offers excellent access to the town centre and all of its amenities and the mainline railway station that provides regular and direct links into London Euston.

The block is accessed by a secure communal entrance area with video intercom system. In the flat itself, there is an entrance porch, entrance hallway has video intercom system, open plan living with a lounge, kitchen, diner, two bedrooms, a bathroom and an allocated parking space for one vehicle.

Please see the full range of images and the floorplan that accompanies this listing. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Granton House is located on Silbury Boulevard and is within walking distance of Centre:MK and its wide range of shopping, entertainment and recreational facilities, as well as all the bars and restaurants that the city centre has to offer.

Milton Keynes Central railway station is also a short walk away, and offers excellent rail links. You can reach London Euston in approximately 35 minutes on a direct train, and there are also good rail links to the North. Milton Keynes is brilliantly connected to major road networks, with Junctions 13 & 14 connected to the city, as well as nearby trunk roads such as the A5, A421, A422 and A509. The city is well served with bus routes and redways providing cycling options.

Large parts of Milton Keynes is covered by parks, with Campbell Park, Ouzel Valley Park and Willen Lake all a short distance from the city centre that provide fabulous outdoor spaces for recreational activities.

Entrance Porch

Communal area, lift access, video intercom system

Entrance Hall

Door to the side, video intercom system, airing cupboard, wall mounted radiator.

Lounge/Kitchen/Diner

20' 3" x 11' 1" not into recess (6.17m x 3.38m not into recess)

Open plan - double glazed windows to the front and side, double glazed door to the side which leads to a courtyard garden, tv point, wall mounted radiator.

Kitchen: A fitted kitchen with eye base units and soft closing doors, sink drainer, part tiled, built in electric hob with extractor hood over and a built-in electric oven. Built in washer/dryer and fridge freezer, extractor fan.

Bedroom 1

12' 11" not into recess x 9' 5" (3.94m not into recess x 2.87m)

Double glazed window to the front, wall mounted radiator.

Bedroom 2

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed window to the side, tv point, wall mounted radiator.

Bathroom

Fitted bathroom, bath with mixer taps and shower over with a (rain head shower), fully tiled, wash hand basin vanity unit, w/c, shaving point, heated towel radiator, extractor fan.

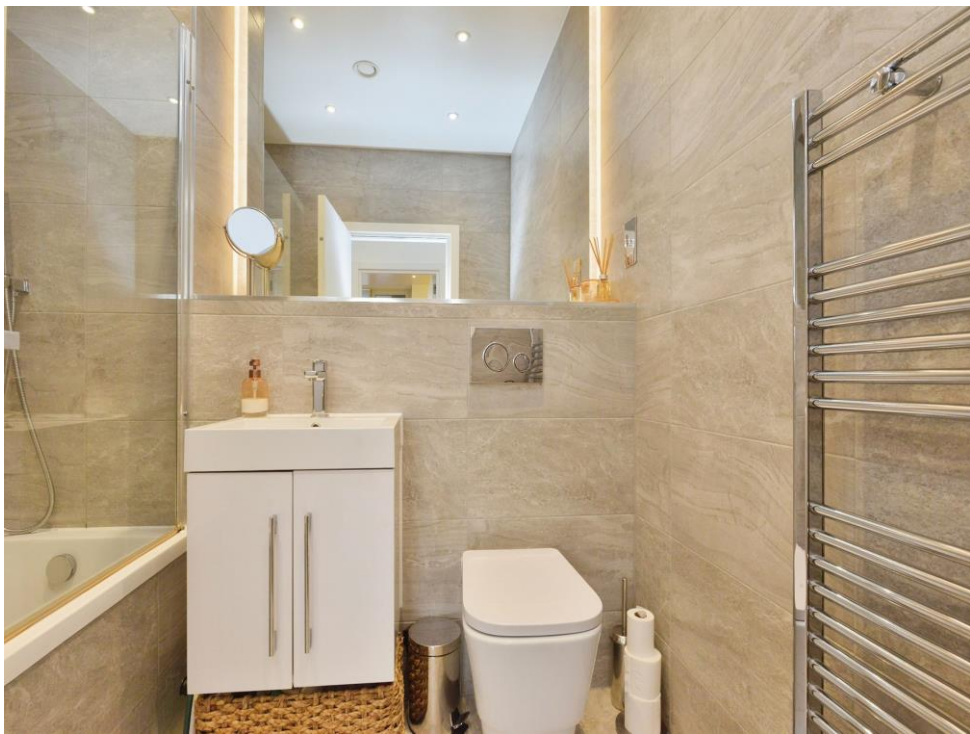
Rear Garden

Courtyard with decking and a brick wall

Parking

Allocated parking 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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN319920

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2019. 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: MKN319920 - 0008