



Connells

Sakura Walk
Willen Park Milton Keynes

Sakura Walk Willen Park Milton Keynes MK15 9EH

for sale offers over
£265,000



Property Description

Connells Estate Agents are pleased to present this two bedrooms, two bathrooms, penthouse apartment featuring two balconies and access to a partially-boarded loft, situated on the top floor it offers direct views of the Grand Union Canal and Broad Walk. This property is offered for sale in the popular sought after area of Willen Park and nearby Willen lake and surrounding parklands.

The accommodation includes an entrance hall, lounge/diner, kitchen, the lounge has a balcony offering views over parklands, two double bedrooms with bedroom one having a balcony and an en suite, two bathrooms. Outside there is an allocated parking space along with visitor parking too.

Please see the range of photographs as well as the floorplan that provides an indicative view of room layouts and measurements. For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Willen Park is a popular and sought after area that offers excellent access to the pleasant surroundings of the Grand Union Canal, Willen Lake and Campbell Park.

Willen Park is approximately a short drive away from Central Milton Keynes and all its amenities, which includes Centre:MK, the theatre district and the Xscape building. You will find a wide range of shops, restaurants, entertainment and recreational facilities. Central Milton Keynes is also home to a mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

The area is well served with local public transport options as there are regular bus routes that cover the town. There are also miles of redways which provide safe cycle routes. Main trunk roads such as the A5, A421, A422 and A509 are all within easy reach that provide good links to nearby towns and cities. Junctions 13 and 14 of the M1 also connect to Milton Keynes, with Junction 14 being around a short drive away.

Entrance Hall

Door to the side, intercom systems, loft access, telephone point, two cupboards and a wall mounted radiator.

Lounge/Diner

18' 1" max x 12' 3" max (5.51m max x 3.73m max)

Irregular shape room, double glazed patio door to the rear which leads to the balcony, double glazed window to the rear, tv and telephone points

Kitchen

11' 2" x 6' max (3.40m x 1.83m max)

Double glazed window to the rear, fitted kitchen, eye base units, worksurfaces, built in gas hob, electric oven with a cooker hood over, stainless steel sink drainer, splash backs, central heating boiler wall mounted radiator, space for washing machine and fridge/freezer.

Bedroom 1

10' 1" not into recess x 8' 8" max (3.07m not into recess x 2.64m max)

Irregular shape room, double glazed patio doors to the rear which leads to the balcony, wall mounted radiator.

En Suite

Shower cubicle, w/c, wash hand basin, part tiled, wall mounted radiator, shaving point, extractor fan.

Bedroom 2

12' 10" max x 10' 6" (3.91m max x 3.20m)

Irregular shape room, double glazed window to the front, wall mounted radiator.

Bathroom

Fitted bathroom with bath, mixer taps and a shower over, part tiled, w/c, wash hand basin, wall mounted radiator, extractor fan.

Parking

Allocated parking space and visitor parking too.









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

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Northgate House 500 Silbury Boulevard
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320027

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2009. 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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