



**Connells**

86f Gurnards Avenue  
Fishermead MILTON KEYNES





### Property Description

Connells Estate Agents are delighted to bring to the market this one bedroom apartment located in Fishermead, which is located a short distance away from Central Milton Keynes and all of its amenities.

The accommodation includes an entrance porch, entrance hall, lounge, kitchen, bedroom one, bathroom, parking.

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](mailto:miltonkeynes@connells.co.uk).

### The Area

Fishermead is close to Central Milton Keynes and within walking distance of the main shopping centre, the hospital and is only a short drive to the Milton Keynes train station which can access London Euston in 35 minutes.

Milton Keynes town centre has a wide range of retail and recreational facilities, with well known shops, bars and restaurants found across Centre:MK, the theatre district and Xscape building. Campbell Park offers excellent outside space and nice walking areas, along with the Ouzel Valley park and Willen Lake.

Main trunk roads such as the A5, A421, A422 and A509 are nearby. Junctions 13 and 14 of the M1 also connect to Milton Keynes. The area has miles of redways that provide good cycle routes across the town, and the area is well served with public transport links.



## Entrance Porch

Communal entrance hall, stairs to the top floor.

## Entrance Hall

Door to the side, double glazed window to the rear, intercom system, cupboard.

## Lounge

14' 9" x 11' 8" (4.50m x 3.56m)

Open Plan - double glazed window to the front, wall mounted radiator, tv and telephone points.

## Kitchen

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to the front, fitted kitchen with eye base units, worksurfaces, stainless steel sink drainer, part tiled, space for electric cooker, washing machine, and fridge, wall mounted radiator.

## Bedroom 1

13' 8" x 11' 8" (4.17m x 3.56m)

Double glazed window to the rear, telephone point, wall mounted radiator.

## Bathroom

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

## Parking

## Agents Notes

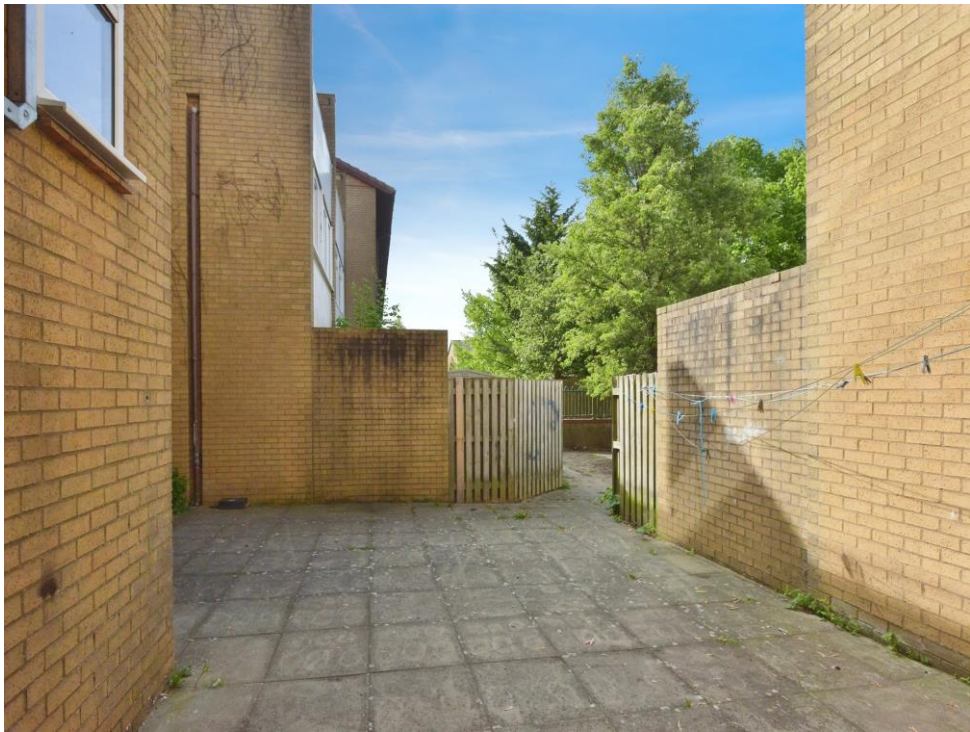
Leasehold with Milton Keynes Council

Annual Service Charge £1,153.32 per annum including annual building insurance

OPEN HOUSE 10<sup>TH</sup> MAY 2025 BETWEEN 10.00 AND 11.00 AM TBC



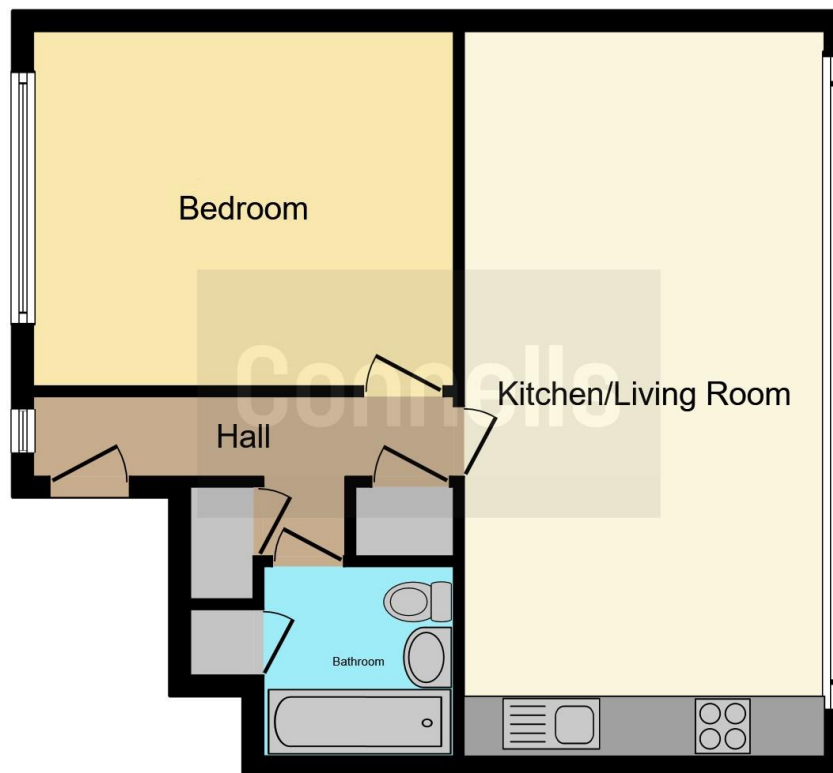












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Council Tax  
 Band: A

Service Charge:  
 1153.32

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN320077](http://connells.co.uk/Property/MKN320077)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Mar 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](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: MKN320077 - 0002