



**Connells**

Sakura Walk  
Willen Park Milton Keynes



# Sakura Walk

## Willen Park Milton Keynes MK15 9EJ

for sale offers over  
**£220,000**



### Property Description

Connells Estate Agents are pleased to offer for sale this ground floor two bedroom apartment offered for sale in the popular sought after area of Willen Park.

The accommodation includes an entrance hallway, living room, kitchen/diner, two bedrooms and a bathroom and allocated parking.

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](mailto: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 5 minute drive away from Central Milton Keynes and all of 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 5 minute drive away.

## Communal Entrance Hall

Communal entrance hall, entrance is via intercom system.

## Entrance Hall

Intercom system, door to the side, two cupboards, wall mounted radiator, telephone point.

## Lounge/ Diner

12' 10" x 13' 5" (3.91m x 4.09m)

Double glazed window (Bay fronted) to the front, two wall mounted radiator, tv and telephone points.

## Kitchen

11' x 7' 3" (3.35m x 2.21m)

Double glazed window to the rear, eye base units, worksurfaces, sink drainer, splash backs, built in electric hob, oven, with an extractor fan over, wall mounted radiator, space for washing machine, fridge/freezer, central heating boiler.

## Bedroom 1

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to the front, wall mounted radiator.

## Bedroom 2

11' x 9' 2" (3.35m x 2.79m)

Double glazed window to the rear, wall mounted radiator.

## Bathroom

Double walk in shower cubicle, w/c, wash hand basin, heated towel radiator, fully tiled, extractor fan.

## Rear Garden

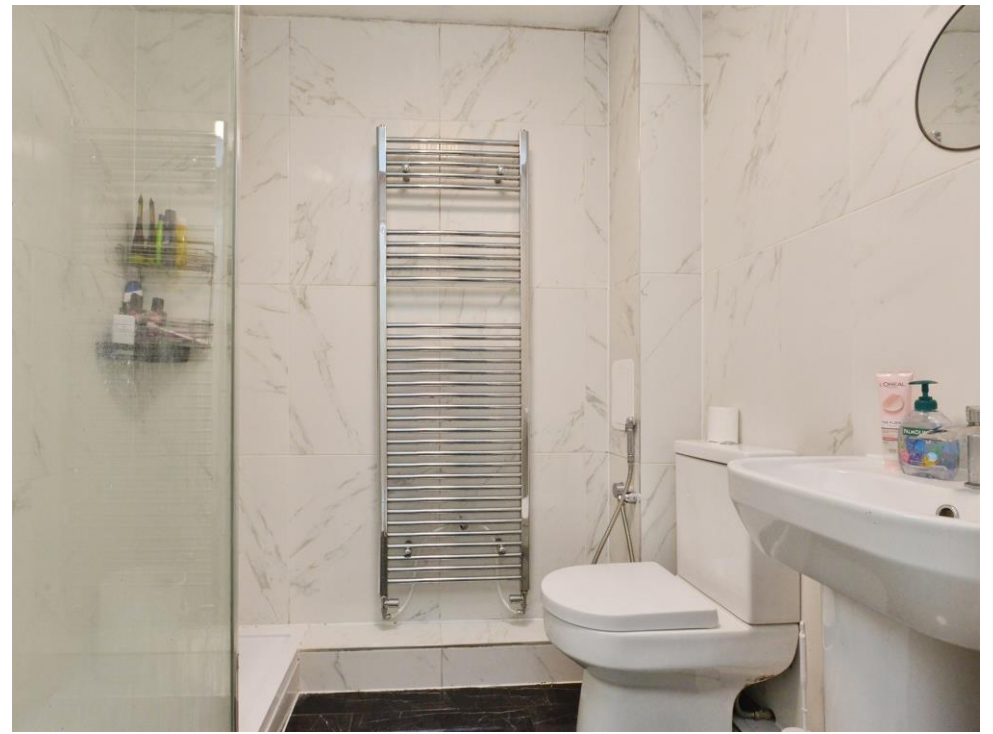
Communal gardens.

## Parking

Allocated parking number 103, 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](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:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN320184](http://connells.co.uk/Property/MKN320184)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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