



**Connells**

Granton House Silbury Boulevard  
Milton Keynes



# Granton House Silbury Boulevard Milton Keynes MK9 1FJ

for sale offers over  
**£240,000**



## Property Description

Connells Estate Agents are delighted to be able to bring to the market this modern and contemporary one bedroom first floor apartment 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 there is a hallway, open plan living lounge/kitchen/diner, one bedroom and a bathroom.

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

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 are 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.

## Hallway

## Lounge/Kitchen/Diner

15' 9" x 22' 5" (4.80m x 6.83m)

Four double glazed windows, tv and telephone points, kitchen eye base units, worksurfaces, stainless steel sink drainer, built in oven and cooker, spotlights in the ceiling.

## Bedroom 1

12' 8" x 10' 8" (3.86m x 3.25m)

Two double glazed windows, wall mounted heater, wardrobe.

## Bathroom

Fully tiled, w/c, wash hand basin vanity unit, bath, shower.

## Parking

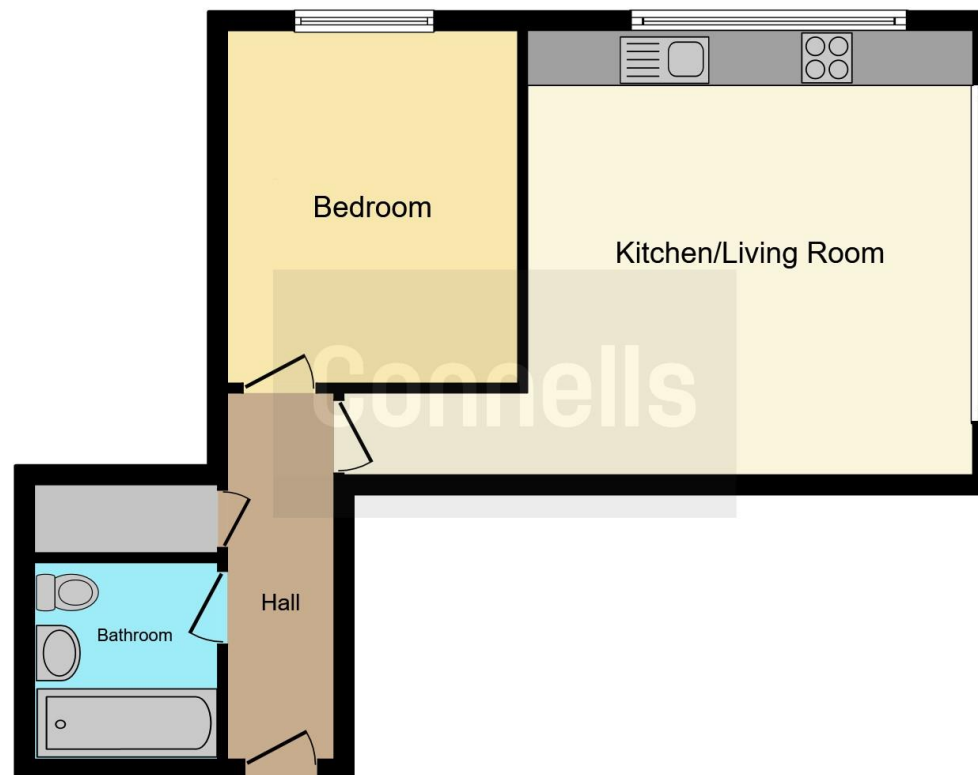












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN320187](http://connells.co.uk/Property/MKN320187)**

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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