



Connells

Marine Court
Leadenhall Milton Keynes

Marine Court Leadenhall Milton Keynes MK6 5LW

for sale
£80,000



Property Description

Connells Estate Agents are delighted to be able to offer for sale this two bedroom upper floor flat located in Leadenhall close to cmk shopping centre and train station. Leasehold with Paradigm Housing is an additional £5,000 premium

The accommodation includes: entrance porch, entrance hall, open plan lounge, kitchen/diner, two bedrooms 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.

The Area

Leadenhall is conveniently located close to Central Milton Keynes and all its amenities. Centre:MK, the Xscape building, and the theatre district are all within easy reach and offer a range of retail, recreational and entertainment facilities.

The mainline train station is also within easy reach and this offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. There are well served local bus routes and plenty of redways providing cycle and walking routes across the town.



Entrance Porch

Communal entrance hall, intercom system, stairs to the top floor.

Entrance Hall

Door to the side, wall mounted radiator, intercom system, hive control, double cupboard, loft access.

Lounge

12' 8" x 7' 3" (3.86m x 2.21m)

Open plan - Double glazed window to the rear, wall mounted radiator.

Kitchen/Diner

16' 9" max x 9' 8" (5.11m max x 2.95m)

Fitted kitchen, base units, worksurfaces, sink drainer, part tiled, space for gas cooker (cooker hood over), extractor fan, fridge/freezer and washing machine, central heating boiler, double glazed patio door with Juliet balcony to the rear, tv and telephone points.

Bedroom 1

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the front, wall mounted radiator.

Bedroom 2

10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed window to the front, wall mounted radiator.

Bathroom

Fitted bathroom, bath with bath taps and shower over, part tiled, w/c, wash hand basin vanity unit, heated towel radiator, extractor fan, shaving point.

Parking

Off street parking

Agents Notes

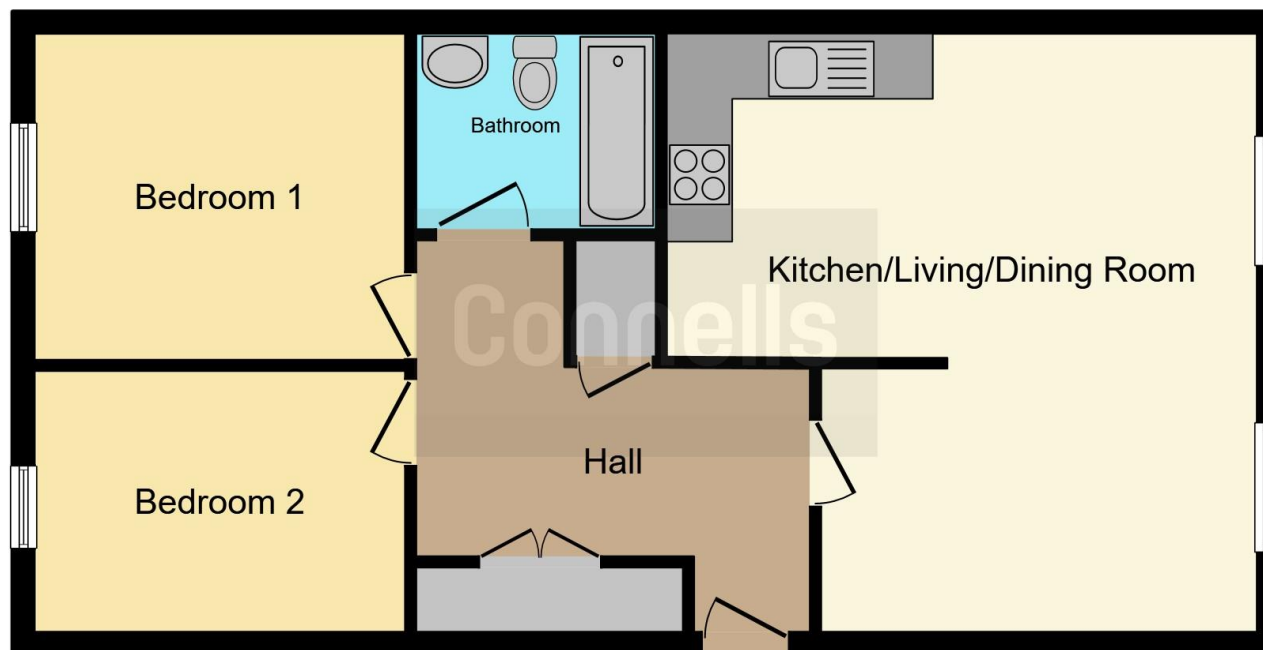
Leasehold with Paradigm Housing

Rent and service charge £431.04 per month (Including annual building insurance)









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
 MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 5172.48

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320265

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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