



Connells

Sakura Walk
Willen Park Milton Keynes

Sakura Walk Willen Park Milton Keynes MK15 9EH

for sale offers over
£240,000



Property Description

Connells Estate Agents are pleased to present this two bedrooms, ground floor flat in the popular and sought after area of Willen Park nearby Willen lake with surrounding parklands. Ideal first time buyer or investor.

The accommodation includes an entrance hall with intercom system, en suite, a large lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is an allocated parking space.

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 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 short drive away.

Agents Notes

Leasehold: HomeGround Rent £200.00

Service Charge with First Port: £1,422.27

Annual Buildings Insurance Included.



Entrance Hall

entrance via intercom systems.

En Suite

Shower cubicle, wash hand basin, w/c,

Lounge/Diner

9' 5" x 22' 8" (2.87m x 6.91m)

Irregular shape room, five double glazed windows, wall mounted radiator.

Kitchen

10' 10" x 5' 9" (3.30m x 1.75m)

Double glazed window, eye base units, worksurfaces, stainless steel sink drainer, part tiled, built in oven, gas hob, extractor hood over, wall mounted radiator, space for washing machine, dishwasher, fridge/freezer.

Bedroom 1

10' x 8' 8" (3.05m x 2.64m)

Irregular shape, double glazed window, wall mounted radiator.

Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed window, wall mounted radiator.

Bathroom

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

Front Garden

Laid to lawn surrounded by shrubs.

Parking

Allocated parking space.









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

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1422.27

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320212

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKN320212 - 0004