



Connells

Silbury Boulevard
Milton Keynes

Property Description

Connells Estate Agents are delighted to offer for sale this one bedroom upper floor studio apartment that is located in Milton Keynes town centre and offers excellent access to the mainline railway station, as well as the retail and recreational facilities the town centre has to offer. In our opinion this property would make an ideal first time or investment purchase.

There is a living area, kitchen area and bathroom.

Please see the full range of photographs as well as the floorplan for an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Area

This property 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 also redways providing cycling options.

Large parts of Milton Keynes is 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.

Lounge

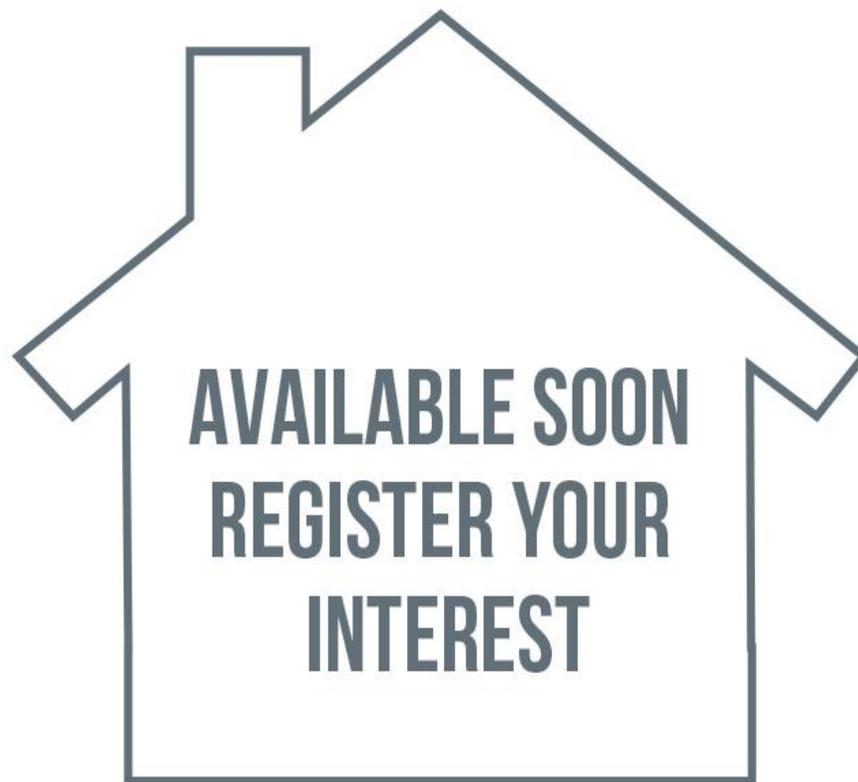
14' 10" x 11' 9" (4.52m x 3.58m)

Double glazed window to the rear, tv and telephone points, cupboard.

Kitchen

6' 10" x 4' 10" (2.08m x 1.47m)

Eye base units, worksurfaces, electric cooker, space for fridge/freezer and washing machine.



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: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320286

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.

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.

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