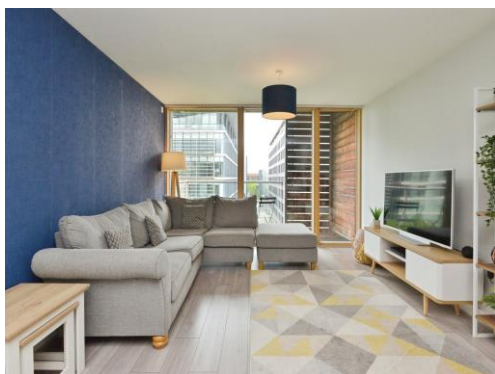




Connells

Amethyst House South Fifth Street
Milton Keynes



Property Description

Connells Estate Agents are delighted to bring to the market this well presented two bedroom upper floor apartment located in the extremely popular Vizion development. In our opinion this property would make an ideal first time buy or an investment purchase.

The block has a lift access and entrance via a secure entry system, the apartment comprises: entrance hall, open plan living lounge with a balcony/kitchen, bedroom one has an ensuite, bedroom two and a bathroom. Underground allocated parking space.

For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk

Please call connells today on 01908 674 141 to arrange your viewing. Please also see the accompanying floorplan for an indicative view of room layouts. Viewings are strictly by appointment only.

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 the popular Vizion development and located in the heart of Milton Keynes city centre and is home to some of Milton Keynes' most popular bars and restaurants.

Milton Keynes Central railway station is a few minutes walk away and offers regular and direct links into London Euston - with journey times of approximately 35 minutes. Regular train journeys also head toward Birmingham and the North. Junctions 13 & 14 of the M1 also connect to Milton Keynes, both of which are within a 10-15 minute drive. Other main trunk roads are also easily accessible, such as the A5. A509, A421 & A422. Milton Keynes is also blessed with redways allowing easy cycle routes across the town.

Centre:MK is within walking distance and offers access to a huge range of well known shops and restaurants. The theatre district and Xscape building also offer a range of amenities and entertainment facilities.

Campbell Park is close to the town centre and offers beautiful surroundings and outside space for walking. Milton Keynes is awash with parks, lakes and walking routes for those looking to get out and about.

Entrance

Doors to all rooms.

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

Open plan living - Floor to ceiling windows, door to the balcony, tv and telephone points.

Kitchen

7' 2" x 11' 8" (2.18m x 3.56m)

Eye and base units, worksurfaces, built in oven, cooker, cooker hood over, stainless steel sink drainer, part tiled.

Bathroom

Wash hand basin vanity unit, fully tiled, w/c, bath with shower over, heated towel radiator, shaver point.

Bedroom 1

15' 7" x 9' 2" (4.75m x 2.79m)

Ceiling to floor window, wall mounted radiator.

Bedroom 2

12' 5" x 9' 2" (3.78m x 2.79m)

Ceiling to floor window, wall mounted radiator.

Parking

Underground allocated parking space.

Agents Notes

Annual Ground Rent paid to Y&Y Management £250.00

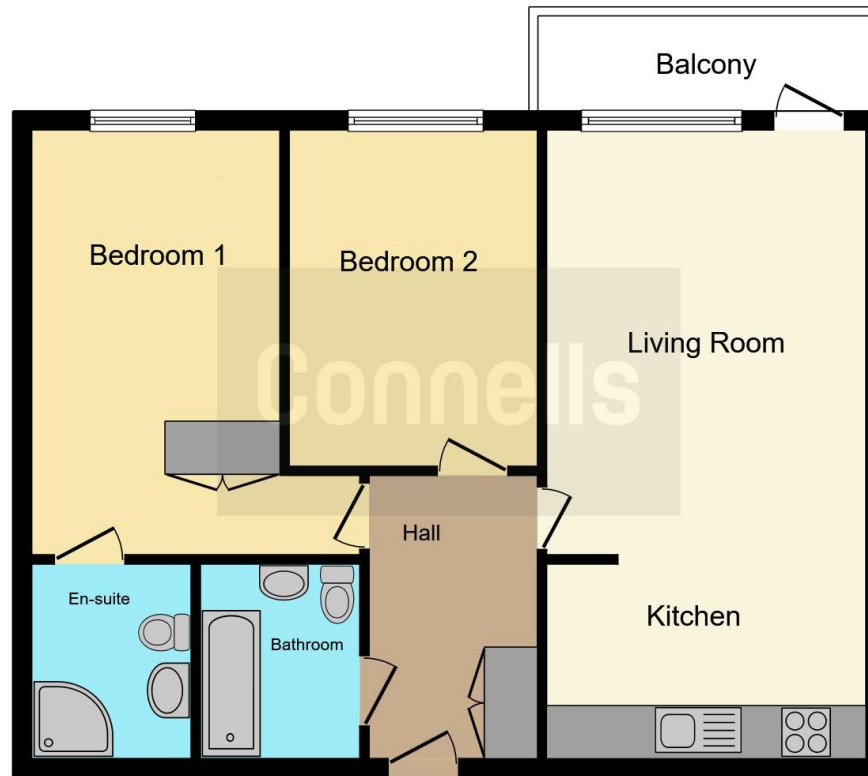
Annual Service Charge payable to Y&Y Management £3,500

Building Insurance is included in the above charges.









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: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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