

for sale

guide price **£108,000** Leasehold



Veryan Place Fishermead Milton Keynes MK6 2DH

*** NO CHAIN & NEARBY TO CITY CENTRE *** A one bedroom apartment located in the convenient area of Fishermead that would in our opinion make an ideal first time or investment purchase.



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Property Details

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

Fishermead is close to Central Milton Keynes and within walking distance of the main shopping centre, the hospital and is only a short drive to the Milton Keynes train station which can access London Euston in 35 minutes.

Milton Keynes town centre has a wide range of retail and recreational facilities, with well known shops, bars and restaurants found across Centre:MK, the theatre district and Xscape building. Campbell Park offers excellent outside space and nice walking areas, along with the Ouzel Valley park and Willen Lake.

Main trunk roads such as the A5, A421, A422 and A509 are nearby. Junctions 13 and 14 of the M1 also connect to Milton Keynes. The area has miles of redways that provide good cycle routes across the town, and the area is well served with public transport links.

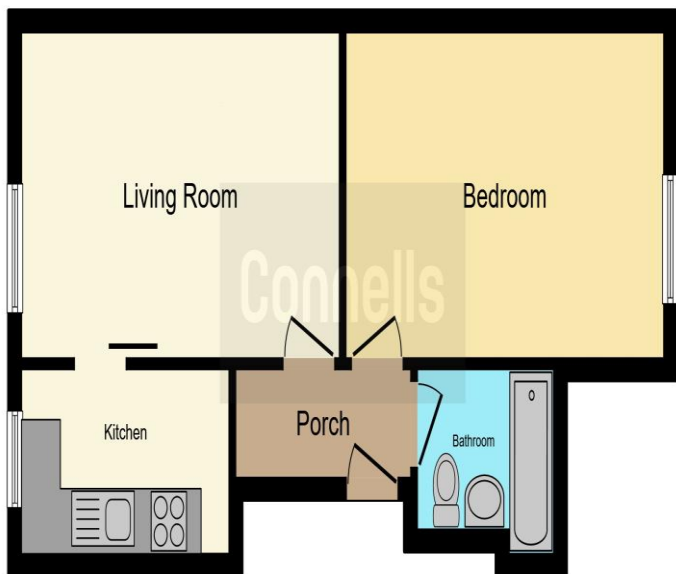
Lounge 16' 1" x 10' (4.90m x 3.05m)

Kitchen 10' 10" x 5' 7" (3.30m x 1.70m)

Bedroom 16' 1" x 10' (4.90m x 3.05m)

Bathroom





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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 MILTON KEYNES MK9 2AD

Property Ref: MKN320667 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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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