



**Connells**

Shackleton Place  
Oldbrook Milton Keynes





## Property Description

Connells Estate Agents are delighted to be able to offer for sale this bedroom apartment located in the popular and sought after area of Oldbrook being offered for sale via the modern method of auction.

The accommodation offers an entrance hall, lounge, kitchen, three bedrooms and a bathroom.

We anticipate this property to be popular and we will be carrying out open house viewings. These will be by appointment only and need to be organised by calling our branch on 01908 674141 or emailing [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)

## 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 £300 inc VAT towards the preparation cost of the pack.

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

Oldbrook is a popular and sought after area within Milton Keynes. The location allows walking distance into the town centre, which offers a wide range of retail, recreational and entertainment facilities.

In the town centre you will find Centre:MK offering access to well known high street shops, as well as the theatre district and Xscape building offering access to a range of restaurants, bars, a cinema and other entertainment facilities.

The mainline train station is also within walking distance, which offers regular and direct links into London Euston with journey times of approximately 30-35 minutes, making this an ideal location for commuters. Milton Keynes also offers great access to main trunk roads, such as the A5, A421, A422 and A509. Junctions 13 & 14 of the M1 also connect to Milton Keynes.

There are a number of retail parks that are also within a short drive, where you will also find large supermarkets. Oldbrook is on a regular bus route offering routes across the town.

## Entrance Hall

Door to the side, intercom system, loft access and a wall mounted radiator.

## Lounge

10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed window to the front, tv and telephone point, and a wall mounted radiator.

## Kitchen

Double glazed window to the rear, fitted kitchen with eye base units, built in gas hob and oven with extractor over, stainless steel sink drainer, splash backs, space for washing machine and fridge/freezer.

## Bedroom 1

11' 8" x 11' (3.56m x 3.35m)

Double glazed window to the front and a wall mounted radiator.

## Bedroom 2

8' 3" x 7' 7" (2.51m x 2.31m)

Double glazed window to the rear and a wall mounted radiator.

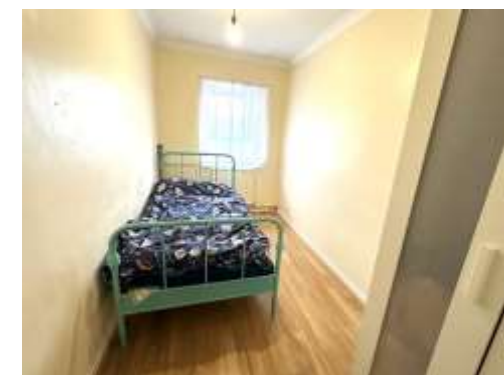
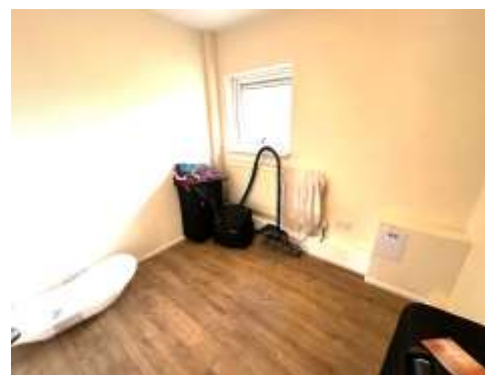
## Bedroom 3

11' 8" x 5' 10" (3.56m x 1.78m)

Double glazed window to the front and a wall mounted radiator.

## Bathroom

Shower cubicle, w/c, wash hand basin, heated towel radiator, extractor fan, fully tiled.







To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN318806](https://connells.co.uk/Property/MKN318806)**

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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