



Connells

Cicero Crescent
Fairfields MILTON KEYNES

Cicero Crescent Fairfields MILTON KEYNES MK11 4AU

for sale offers in excess of
£240,000



Property Description

*****LARGE MODERN APARTMENT*****
Located in the popular area of Fairfields, Connells are proud to offer a beautifully presented and well maintained two-bedroom top floor apartment. The apartment has a luxury kitchen with a range of fitted appliances as well as a sunny balcony. Further benefits include double glazing, gas to radiator heating and an allocated parking space. The accommodation comprises entrance hall, open plan lounge-kitchen-diner, balcony, two double bedrooms, bathroom and allocated parking space.

Fairfields is one of Milton Keynes City's newest estates, popular for its green areas and convenient access to the popular market town of Stony Stratford. The development of modern and contemporary homes has settled nicely in the city's landscape and has established itself as one of the most desirable areas to live in. The estate itself is home to a primary school, as well as a soon-to-be-built local shop and cafe. Fairfields is in an excellent school catchment area, with many of the nearby schools rated "outstanding" by Ofsted throughout the age groups. The A5 is only 2 miles away, and the A422 and A508 are both 2.6 miles away. The M1 motorway's Junction 14 is roughly 7 miles away, and Milton Keynes Central Railway Station is around 4 miles away. Wolverton train station is 3 miles away and has services to London Euston, Milton Keynes, Northampton, and Birmingham.

Entrance

Via communal door with secure access. Hallway to;

Entrance Hall

Composite front door. Two built in storage cupboards. Zanussi washer dryer machine to be included.

Living Room

20' 9" Max x 14' 1" Max (6.32m Max x 4.29m Max)

Double glazed door to balcony. Further double-glazed window to rear elevation. Radiator. Built in storage cupboard. 'Amtico luxury vinyl flooring'

Open plan to kitchen area.

Kitchen

Fitted kitchen with modern base and wall mounted cabinets with laminate work surfaces. Stainless steel sink and drainer with mixer tap over. Single electric oven with 4 burner gas hob with cooker hood extractor over. Integral fridge freezer and integral dishwasher. Concealed, wall mounted 'Ideal' gas fired combination boiler. Radiator. Double glazed window to side elevation. Radiator. 'Amtico luxury vinyl flooring'. Spotlights.

Bedroom 1

15' 5" Into door recess x 8' 11" Into door recess (4.70m Into door recess x 2.72m Into door recess)

Carpet flooring. Radiator. Double glazed windows to side and rear aspect.

Bedroom 2

15' 5" Max x 8' 9" Max (4.70m Max x 2.67m Max)

Carpet flooring. Double glazed window to rear aspect. Radiator. Fitted wardrobes.

Bathroom

White suite comprising pedestal wash hand basin, close coupled wc and panel bath with mixer taps, mixer shower over with glass shower screen. Part tiling to walls. Obscure double glazed window to side aspect. Extractor fan. 'Amtico luxury vinyl flooring' .

Outside

Communal bin and bike stores.

Balcony

Tiled floor. Outdoor light.

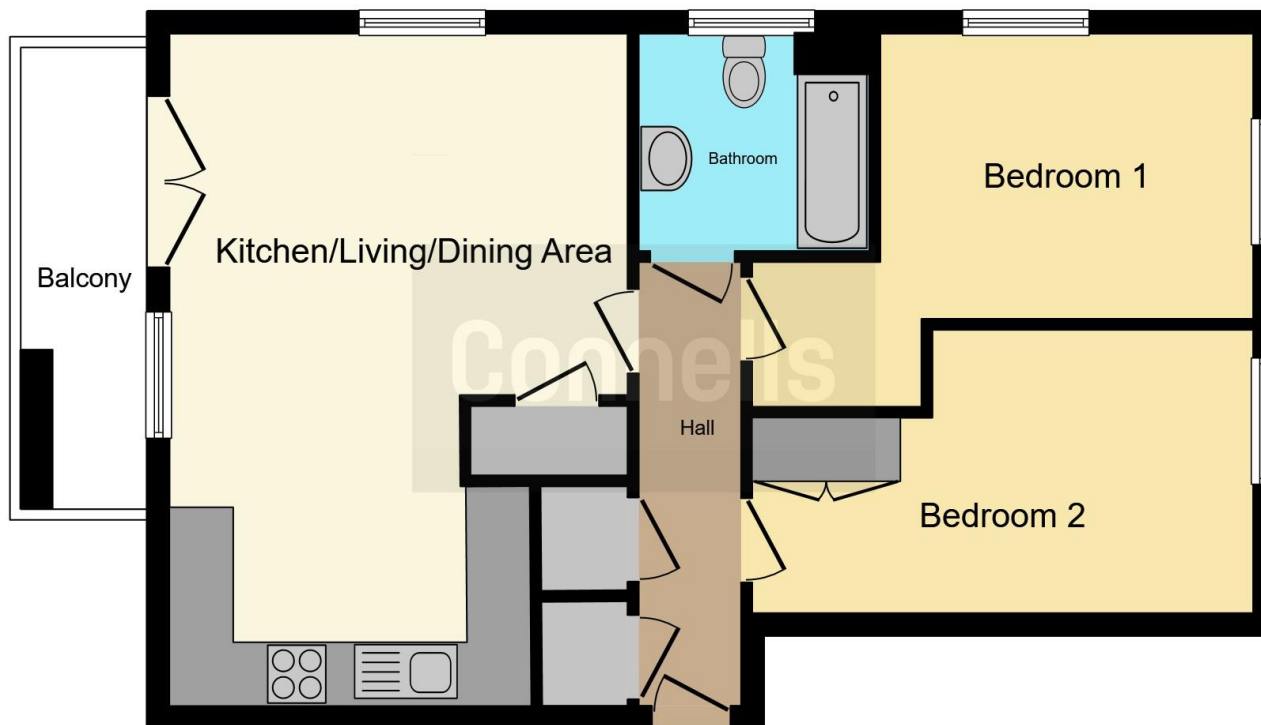
Parking

Allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD306471

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.

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