



Connells

Calvie Croft
Hodge Lea MILTON KEYNES



Property Description

*****DOUBLE LENGTH GARAGE***** This immaculate two bedroom top floor flat is offered for sale by Connells Estate Agents! This apartment offers a refitted kitchen with integrated appliances, ensuite to bedroom 1, a private balcony and a double length garage! Properties like this rarely come available so please CALL CONNELLS TODAY TO ARRANGE YOUR VIEWING!

The accommodation briefly comprises open plan lounge/ kitchen with balcony attached, bedroom 1 with ensuite shower room, bedroom 2 and family bathroom. Externally, the property has a double length single garage and allocated parking space.

Hodge Lea is pleasantly located to the north west side of Milton Keynes, with easy access to nearby towns such as Wolverton and Stony Stratford, as well as road connections to the A5 and A422, and rail connections from Wolverton or Milton Keynes Central. The estate has a shop, a playground, and is close to a number of "good" and "outstanding" schools.

Lounge

16' x 19' Max (4.88m x 5.79m Max)
Kardean flooring. Double glazed french door to balcony. Double glazed window to side aspect. Spotlights. Storage cupboard. Radiator. Open to kitchen;

Kitchen

8' 2" x 9' 1" (2.49m x 2.77m)
Fitted kitchen comprising wall and base units with complimenting work surface. Gas 4 ring hob with extractor hood over. Electric oven. Integrated fridge/ freezer. Space for washing machine. Kardean flooring. Spotlights. Double glazed windows to rear and side aspects.

Bedroom 1

11' x 14' 6" up to wardrobe (3.35m x 4.42m up to wardrobe)
Carpet flooring. Two double glazed windows to side aspect. Radiator. Fitted wardrobes.

Ensuite Shower Room

Three piece suite comprising close couple WC. Pedestal hand wash basin. Fully tiled with Kardean flooring. Radiator.

Bedroom 2

11' x 8' 7" (3.35m x 2.62m)
Double bedroom or suitable for office. Carpet flooring. Double glazed window to side aspect. Radiator.

Bathroom

Three piece suite comprising of panel bath with shower over, close coupled WC and pedestal hand wash basin. Fully tiled with Kardean flooring. Double glazed obscured window to rear aspect. Radiator.

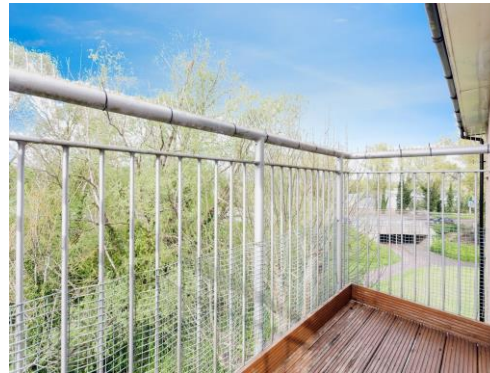
Outside

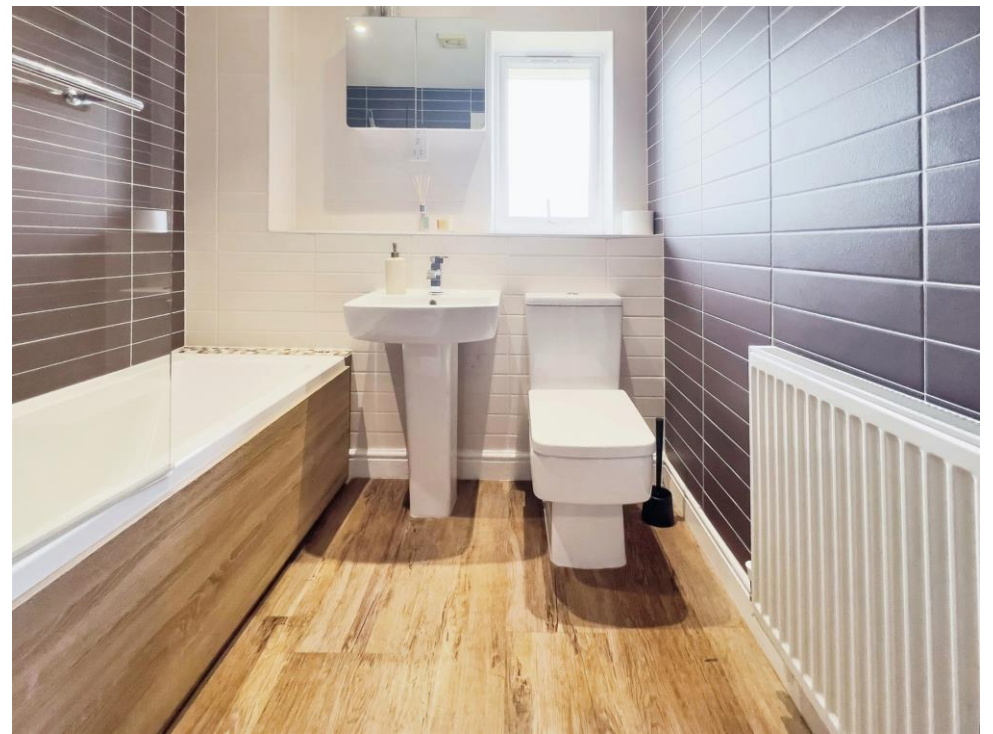
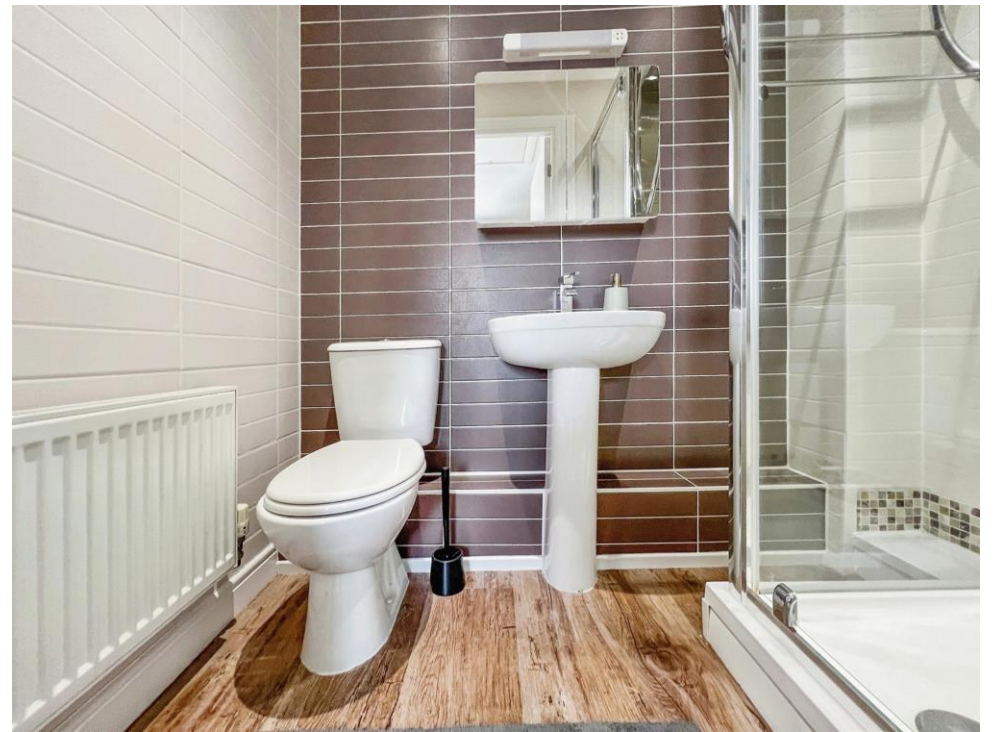
Multiple visitor parking bays available.

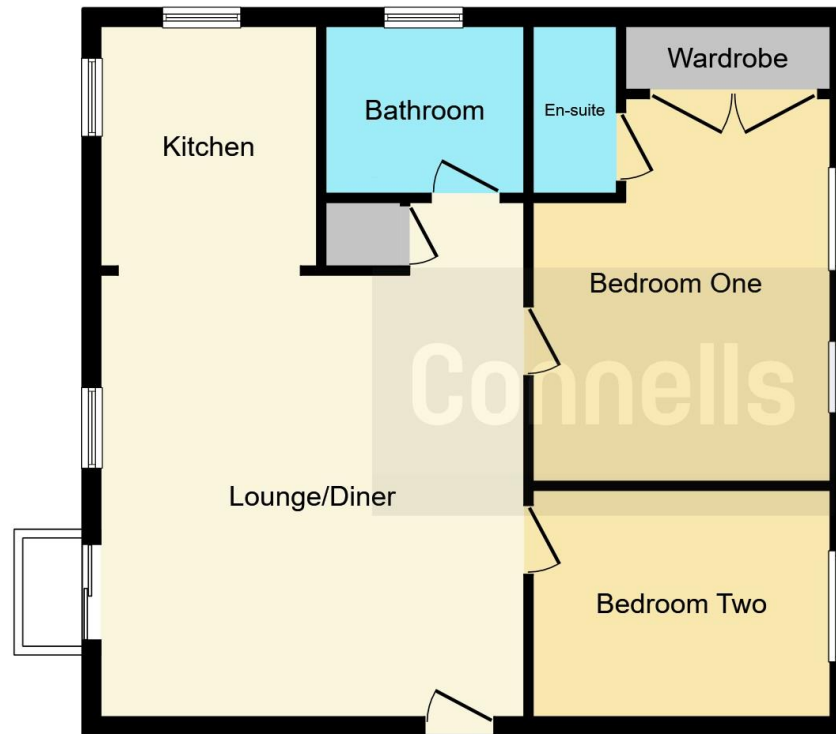
Balcony

Double Length Garage

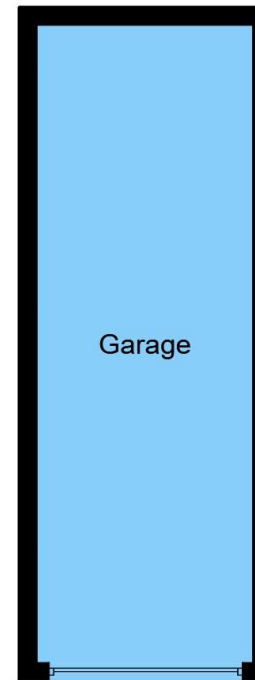
Allocated Parking Space







Floor Plan



Garage

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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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD306639

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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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