



Vespasian Road, Fairfields, Milton Keynes, MK11 4AG

welcome to

Vespasian Road, Fairfields, Milton Keynes

Situated in the modern development of FAIRFIELD'S and with NO UPPER CHAIN is this THREE bedroom apartment offering easy access to local amenities, schools, parks, and excellent transport links. Don't miss the opportunity to make this exceptional property.



Entrance Hall:

Enter via front door and radiator.

Cloakroom:

WC, wash hand basin and radiator.

Stairs Rising To First Floor:

Radiator and door to:

Kitchen:

18' 4" x 15' 3" (5.59m x 4.65m)

Fitted with a range of units to both base and eye level with worksurfaces over, stainless steel sink unit with mixer taps over, built in oven, gas hob with extractor fan, built in fridge freezer, dishwasher, washing machine, radiator and double glazed window to rear aspect.

Stairs Rising To Second Floor:

Radiator and doors to:

Bedroom:

9' 11" x 11' 8" (3.02m x 3.56m)

Double glazed window to rear aspect and radiator.

Bedroom:

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed window to rear aspect and radiator.

Bathroom:

Suite comprising: Bath with shower over, WC, heated towel rail, wash hand basin, shaving point and extractor fan.

Stairs Rising To Third Floor:

Radiator and doors to:

Bedroom:

18' 3" x 16' 9" (5.56m x 5.11m)

Two double glazed windows to rear aspect and two radiators.

En-Suite:

Suite comprising: Double walk in shower, WC, wash hand basin, heated towel rail and extractor fan.

Outside:

Two allocated car parking spaces.



view this property online [browbandmerry.co.uk/Property/STS107573](https://www.browbandmerry.co.uk/Property/STS107573)



welcome to

Vespasian Road, Fairfields, Milton Keynes

- CHAIN FREE
- THREE FLOORS
- RARELY AVAILABLE
- TWO ALLOCATED CAR PARKING SPACES
- BUILT IN 2017

Tenure: Leasehold EPC Rating: B

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 Leasehold packs.

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/STS107573](https://www.brownandmerry.co.uk/Property/STS107573)



Property Ref:
STS107573 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)