

for sale

guide price **£130,000** Leasehold



## Clay Hill Two Mile Ash Milton Keynes MK8 8BB

\*\*\* NO CHAIN - POPULAR LOCATION \*\*\*  
Positioned within the desirable area of Two Mile Ash this one-bedroom maisonette is offered for sale with no chain and immediate viewings are available.



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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

Two Mile Ash is a popular and sought after area located to the West of Central Milton Keynes. The area offers excellent access into the town centre, where you will find Centre:MK, the theatre district and the Xscape building. All of these places offer a wide range of retail, recreational and entertainment facilities.

Milton Keynes Central railway station is also nearby, making this an excellent area for commuters. Direct journey times into London are approximately 35 minutes, with regular services on offer.

There are pleasant surroundings to this property as well, with both North Loughton Valley Park and Lodge Lake a short distance away. Abbey Hill Golf Course is also located within Two Mile Ash.

Two Mile Ash is well served with both public transport links, cycle red ways and local schooling - with both primary and secondary schools nearby.

## Entrance Hall

Ground floor entrance with stairs rising to the first-floor accommodation, providing access the main living areas.

## Lounge 13' 7" x 9' 9" ( 4.14m x 2.97m )

A spacious and light filled reception room, carpeted flooring with a window to the rear aspect, offering a pleasant outlook and plenty of natural light.

## Kitchen 10' 1" x 5' 10" ( 3.07m x 1.78m )

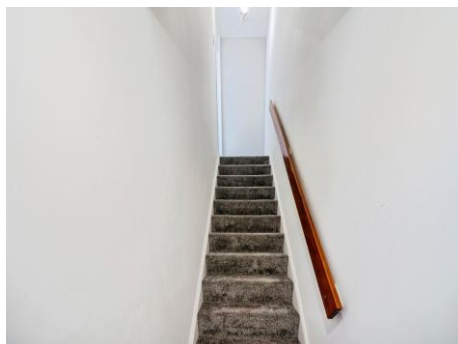
Fitted with a range of wall and base units, worktop space and room for appliances. Window to the rear aspect providing natural light.

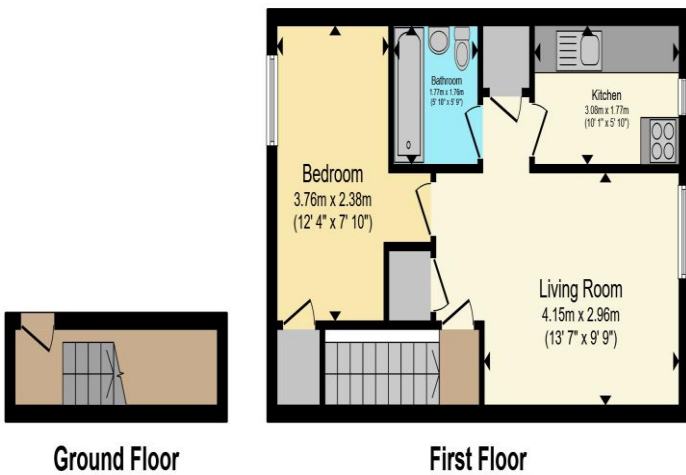
## Bedroom 12' 4" x 7' 10" ( 3.76m x 2.39m )

A well-proportioned double bedroom with window to the front aspect overlooking an open field, allowing for plenty of natural light and pleasant outlook. offering ample space for wardrobes and additional furniture.

## Bathroom 5' 10" x 5' 9" ( 1.78m x 1.75m )

The bathroom is a bright space comprising a bath with shower over, wash hand basin, and WC.





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

Property Ref: MKN321220 - 0013

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Total floor area 45.5 m<sup>2</sup> (490 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

