



Connells

Kilby House Gambit Avenue
Oakgrove Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to offer for sale this two bedroom penthouse apartment located in the ever popular area of Oakgrove. A short walk from the local amenities that include a Waitrose and Costa Coffee, nearby to the beautiful surroundings of Willen Lake and a short drive from Central Milton Keynes and all of the amenities the city centre has to offer.

The accommodation includes an entrance hallway with a utility cupboard, an open plan living/dining and kitchen, a primary bedroom with an en-suite, a secondary bedroom and bathroom. This property benefits from a balcony off of the lounge and also a separate terrace to the rear aspect. There is also an allocated parking space. This property has been well looked after and upgraded by the current seller, and has had air conditioning fitted with units in the living area and bedrooms. There is also upgraded worktops and an induction hob that has been installed. There is also the option to purchase this property with the furnishings in place, making this a great option for someone to move straight in and enjoy living.

Please see the full range of images as well as the floorplan providing an indicative view of room layouts and measurements. A virtual tour is available upon request. This property needs to be viewed to be fully appreciated and they can be arranged by calling Connells Estate Agents on 01908 674141 or emailing miltonkeynes@connells.co.uk.

The Area

Oakgrove is widely regarded as one of the most sought after areas on Milton Keynes. This modern development offers excellent access into Milton Keynes town centre and all of its amenities - including Centre:MK, the theatre district, Xscape building and mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

Oakgrove also boasts its own local centre containing a range of amenities such as a Waitrose supermarket, Costa coffee and a Metro bank. The parklands of Willen Lake and Ousey Valley Park are within walking distance and provide excellent outside space and recreational areas, making this an amazing area for families.

Milton Keynes is also great for road links. Junction 13 and 14 of the M1 are within a 10 minute drive of Oakgrove, whilst other main trunk roads such as the A421, A422, A5 and A509 are nearby. Milton Keynes also has excellent bus routes and there are miles of redways for cyclists.



Communal Block Entrance

Entrance Hall

Living / Dining & Kitchen

24' 11" max x 13' 9" max (7.59m max x 4.19m max)

Bedroom 1

17' 1" max x 9' 2" max (5.21m max x 2.79m max)

En-Suite Shower Room

Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom

Allocated Parking Space

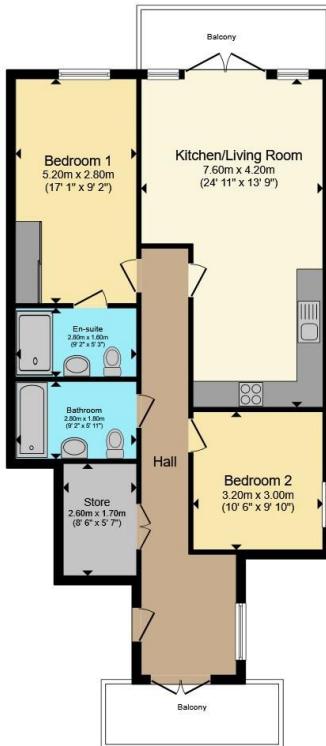
Charges

We have been advised that the annual ground rent is £250 and the annual service charge is £2831.26p. The lease has 236 years remaining.









Total floor area 82.5 m² (888 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

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To view this property please contact Connells on

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
MILTON KEYNES MK9 2AD

EPC Rating: C
Council Tax
Band: B

Service Charge:
2831.26

Ground Rent:
250.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/MKN320925](http://www.connells.co.uk/Property/MKN320925)

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Sep 2012. 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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