



Connells

Norbrek
Two Mile Ash Milton Keynes

Norbrek

Two Mile Ash Milton Keynes MK8 8AT

for sale guide price
£70,000



Property Description

Connells Estate Agents are delighted to present to the market this studio apartment in Two Mile Ash, which is a well regarded and sought after part of Milton Keynes. Located a short distance from Central Milton Keynes and all of its amenities, this property would be ideal for first time buyers and investors.

The accommodation comprises of an entrance hallway, lounge/diner, kitchen, main bedroom and shower room.

Please see the full range of images as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

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.

Living Room/ Bedroom

A bright and versatile living/bedroom space featuring attractive wood-effect flooring and a large bank of windows allowing plenty of natural light to fill the room. Finished in neutral tones with ceiling lighting and a wall-mounted radiator, the room offers ample space for both living and sleeping furniture.

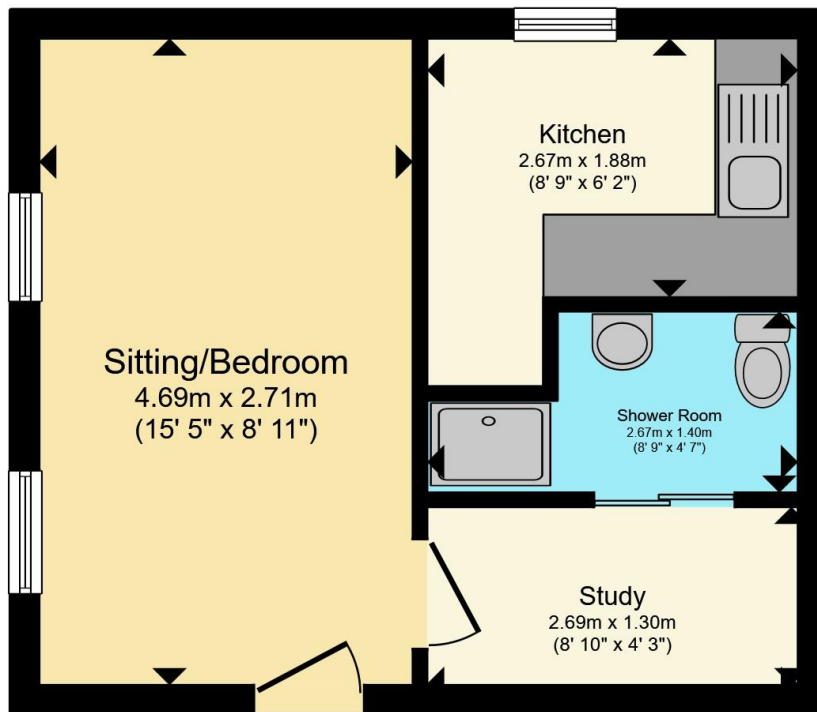
Kitchen

A separate kitchen comprising a range of wall and base-mounted units with complementary work surfaces, inset sink with tap and tiled flooring. The kitchen provides space for appliances and benefits from a window providing natural light and ventilation.

Shower Room

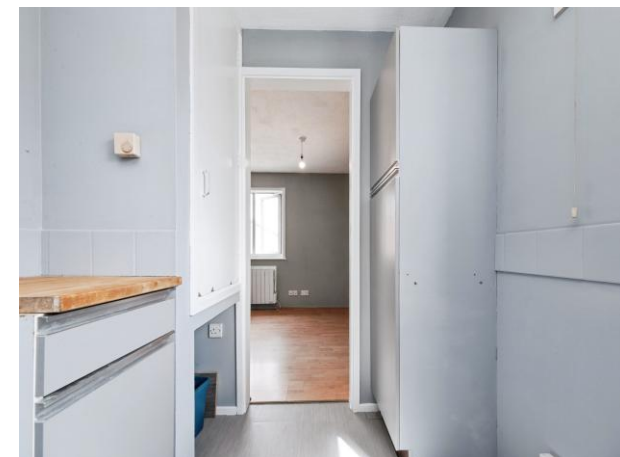
A modern shower room fitted with a three-piece suite comprising a shower enclosure, wash hand basin and low-level WC. Finished with contemporary wall tiling around the basin and shower area, complemented by practical flooring for a clean finish.





Total floor area 25.8 m² (278 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



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: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320884

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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