



Not for marketing purposes INTERNAL USE ONLY

Germander Place
Conniburrow Milton Keynes

Germander Place Conniburrow Milton Keynes MK14 7DP

for sale
£120,000



Property Description

Situated within a popular warden controlled development for the over 55's, this well presented one bedroom bungalow offers comfortable single storey living just moments from Central Milton Keynes.

The accommodation includes a bright living/dining room, fitted kitchen, spacious double bedroom and wetroom, all presented in good order throughout. Outside, the property benefits from an enclosed yard area, providing a pleasant low-maintenance space to enjoy.

Offering independent living within a welcoming community setting, the development is ideally positioned close to local amenities, transport links and the extensive facilities of Central Milton Keynes.

Offered to the market with no onward chain, this is an excellent opportunity for those looking to downsize or enjoy retirement living in a convenient and sought after location.

The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. There are plenty of red routes for cycling enthusiasts and parklands for walks and outdoor space.



Living Room / Diner

A spacious and bright living area, accessed via the porch, featuring windows to both the front and rear aspects allowing for plenty of natural light. A radiator to the side ensures comfort, while the generous layout offers space for both relaxing and dining.

Kitchen

Fitted with a range of sleek, modern wall and base units, complemented by a tiled splashback, the kitchen offers both style and functionality. A window to the side aspect provides natural light, with easy access from the lounge creating a convenient layout.

Wet Room

Thoughtfully designed, the ground floor wet room is fitted with a shower, WC, and wash hand basin, offering ease of use for those with mobility needs or who may find standing for extended periods difficult. A practical and valuable addition to the home.

Bedroom

A well proportioned and bright bedroom, complete with fitted wardrobes and additional storage space. A window to the side aspect and radiator create a comfortable and inviting environment.

Yard

Outside space.

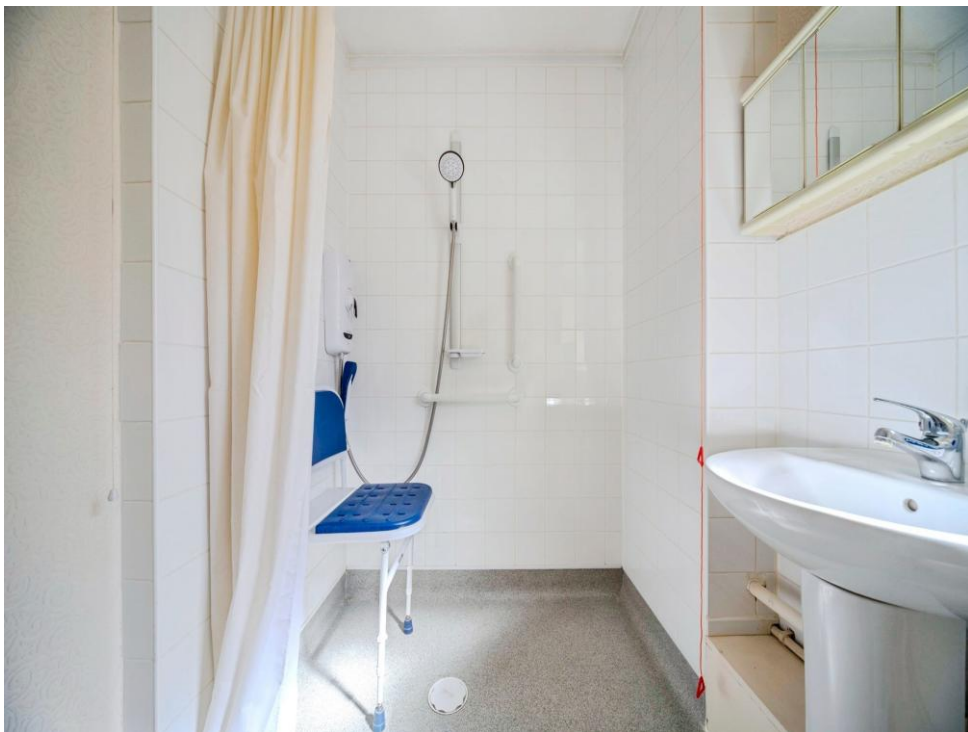
Parking

The development benefits from communal parking nearby to the properties.

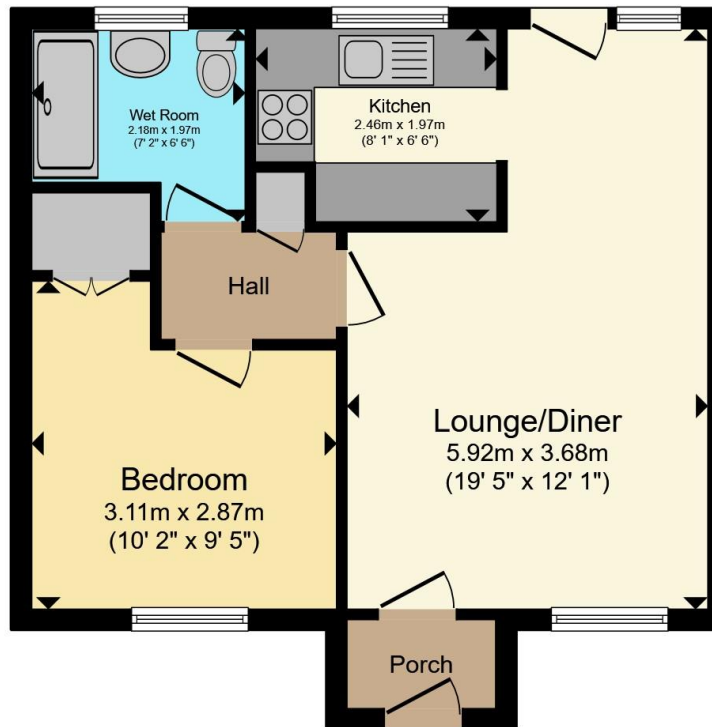
Agents Note

We have been advised that the monthly service charges are £274.









Total floor area 42.3 m² (456 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

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 3288.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 May 1996. 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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