

Connells

Lichfield Down
Walnut Tree Milton Keynes

Lichfield Down
Walnut Tree Milton Keynes MK7 7BX

for sale
£35,000







Property Description

This well-presented property offers a versatile main living space featuring modern laminate flooring, a Juliet balcony that fills the room with natural light, and the convenience of a smart meter. This adaptable area can function as a lounge, dining room and bedroom, providing excellent flexibility.

The kitchen is well equipped with a washing machine, gas cooker with hob and oven, fridge-freezer, generous cupboard storage and a window that brightens the space, creating a practical and functional environment for everyday cooking.
The landing benefits from a front-facing window, allowing natural light to flow through and creating a bright, welcoming transition between rooms.

The modern shower room features a sleek shower cubicle, tiled flooring, toilet and sink, complemented by an extractor fan for effective ventilation. Designed for everyday convenience, the space is both practical and easy to maintain.

Agent notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/Bedroom/Dining Room

A versatile room featuring modern laminate flooring, a Juliet balcony that brings in plenty of natural light, and the convenience of a smart meter. This adaptable space can be used as a lounge, dining room or additional bedroom, offering excellent flexibility to suit a range of lifestyles.

Kitchen

A well-equipped kitchen featuring a washing machine, gas cooker with hob and oven, ample cupboard storage, a fridge-freezer and a window that brings in natural light, creating a practical and functional cooking space.

Landing

The landing benefits from a front-facing window that brings in natural light, creating a bright and welcoming space between rooms.

Bathroom

A modern shower room featuring a sleek shower cubicle, tiled flooring, a toilet and sink, complemented by an extractor fan for ventilation. The space is practical, easy to maintain and designed for everyday convenience.

Outside

Allocated parking for one vehicle.











Total floor area 35.4 m² (381 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

Connells

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: D

Council Tax Band: A

Service Charge: 264.96

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308015

This is a Leasehold property with details as follows; Term of Lease 122 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.