



Harborne Court



Connells

Harborne Court
Two Mile Ash Milton Keynes



Property Description

Connells Estate Agents are pleased to be able to offer for sale this four bedroom detached home in the ever popular Two Mile Ash area of Milton Keynes. Located near the golf course, this area is widely well regarded and much sought after.

The property sits on a corner of the road, and the accommodation benefits from an entrance hallway, downstairs WC, lounge, dining room / office, kitchen, conservatory, four bedrooms and a bathroom. There is a great tandem length garage, whilst there are also pleasant established gardens to the front and rear. A driveway also offers off road parking.

Please see the full range of images as well as the floorplan giving an indicative view of room layouts and measurements. For further information and to discuss your viewing appointment please call Connells Estate Agents on 01908 674141.

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 redways and local schooling - with both primary and secondary schools nearby.

Entrance Hallway

Living Room

Conservatory

Office / Dining Room

Kitchen

Downstairs WC

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

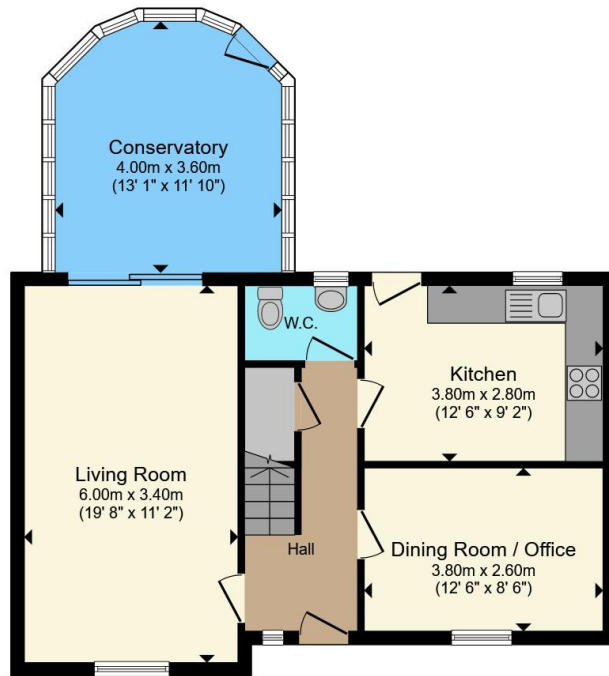
Tandem Garage

Front & Rear Gardens

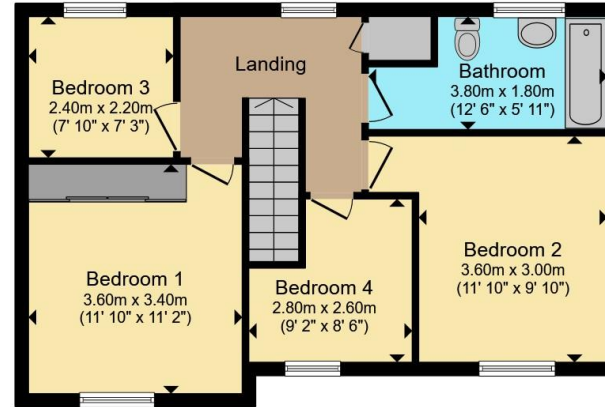








Ground Floor



First Floor

Total floor area 118.6 m² (1,277 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: Council Tax
 Awaited Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MKN321231



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKN321231 - 0003