



Connells

Ellerman Square
Brooklands Milton Keynes



Property Description

This well-presented property offers comfortable and practical living throughout, making it an ideal choice for a variety of buyers.

Upon entering, you are welcomed into a bright entrance hall, featuring a radiator, a useful airing cupboard providing additional storage, and a double-glazed window allowing natural light to flow through the space.

The lounge is a generously sized and inviting room, benefitting from two radiators to ensure year-round comfort. Double-glazed windows provide an abundance of natural light, creating a pleasant environment for relaxing or entertaining.

The kitchen is fitted with a range of top-to-bottom units, offering ample storage space. It includes a stainless steel sink, gas hob with extractor hood, and an oven. There is also space for a fridge freezer and washing machine, with double-glazed windows enhancing brightness.

The bedroom is well-proportioned, with a radiator and a double-glazed window, providing a comfortable and light-filled space.

The bathroom comprises a bath with overhead shower, WC, and wash hand basin. Additional benefits include a built-in wardrobe, radiator, and double-glazed windows.

Externally, the property benefits from an allocated parking space, offering convenient off-road parking.

Entrance Hall

Welcoming entrance hall featuring a radiator, a useful airing cupboard providing additional storage space, and a double-glazed window allowing for natural light.

Lounge

Spacious lounge fitted with two radiators for comfort, complemented by double-glazed windows that provide plenty of natural light and help maintain energy efficiency.

Kitchen

Fitted kitchen with double-glazed windows providing natural light, comprising a range of top-to-bottom units offering ample storage. Features include a stainless steel sink, gas hob with extractor hood above, integrated oven, and space for a fridge freezer and washing machine.

Bedroom One

Well-proportioned bedroom featuring a radiator and a double-glazed window, allowing for a bright and comfortable living space.

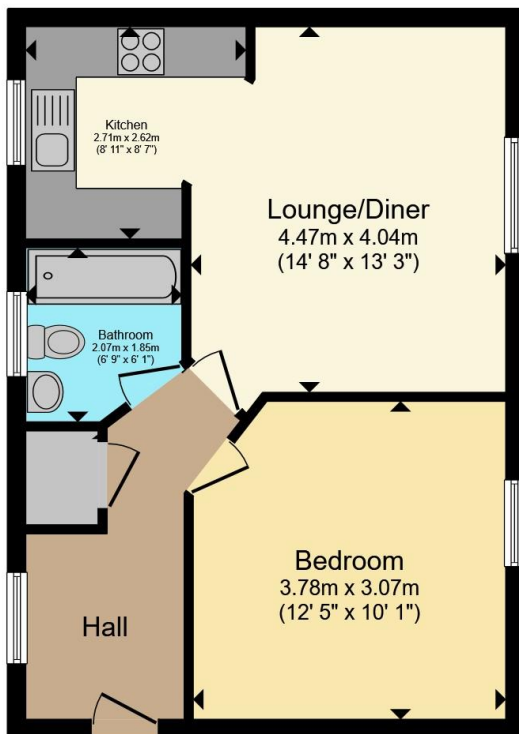
Bathroom

Modern bathroom suite comprising a bath with overhead shower, WC, and wash hand basin. Further benefits include a built-in wardrobe for convenient storage, a radiator, and double-glazed windows.

Parking

The property benefits from an allocated parking space, providing convenient and secure off-road parking for residents.





Total floor area 46.6 m² (502 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 691606

E walnuttree@connells.co.uk

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: B

Service Charge: 1395.68

Ground Rent: 4180.08

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308229

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 2022. Should you require 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.

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