



**Connells**

Manhattan House Witan Gate  
Milton Keynes

# Manhattan House Witan Gate Milton Keynes MK9 2BQ

for sale  
**£170,000**



## Property Description

Connells Estate Agents are delighted to present to the market this one bedroom located in the Hub in Central Milton Keynes.

This centrally located property would make an ideal first time purchase and is also a popular area with investors. Located ideally for easy access to the retail, recreational and entertainment facilities that Central Milton Keynes has to offer, as well as being within walking distance of Milton Keynes Central railway station.

The accommodation includes an entrance hallway, open plan living, dining and kitchen area, bedroom and a bathroom. The property also benefits from having secure underground parking.

Please see the full range of photographs as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

Manhattan House at The Hub is located in the heart of Milton Keynes town centre and is home to some of Milton Keynes' most popular bars and restaurants.

Milton Keynes Central railway station is a few minutes walk away and offers regular and direct links into London Euston - with journey times of approximately 35 minutes. Regular train journeys also head toward Birmingham and the North. Junctions 13 & 14 of the M1 also connect to Milton Keynes, both of which are within a 10-15 minute drive. Other main trunk roads are also easily accessible, such as the A5, A509, A421 & A422. Milton Keynes is also blessed with redways allowing easy cycle routes across the town.

Centre:MK is within walking distance and offers access to a huge range of well known shops and restaurants. The theatre district and Xscape building also offer a range of amenities and entertainment facilities.

Campbell Park is close to the town centre and offers beautiful surroundings and outside space for walking. Milton Keynes is awash with parks, lakes and walking routes for those looking to get out and about.

## Block Entrance

Communal Entrance Hall. Lift Access. Video Intercom System.

## Entrance

Video Intercom System. Wall mounted radiator. Double cupboard.

## Living Room

Double Glazed windows to. Wall mounted radiator. TV and Telephone Points. Open to Kitchen.

## Kitchen

Fitted Kitchen. Eyelevel Base Units. Work Surfaces. Built in Fridge/Freezer and Dishwasher. Built in Electric Hob and Oven. Cooker Hood Over. Extractor Fan. One and a Half Stainless Steel Sink Drainer.

## Bedroom

Double Glazed window . Wall Mounted Radiator. TV and Telephone Point. Fitted wardrobes.

## Bathroom

Fitted Bathroom. Bath Mixer Taps. Shower Over. W/C. Wash Hand Basin. Wall Mounted Radiator. Extractor Fan.

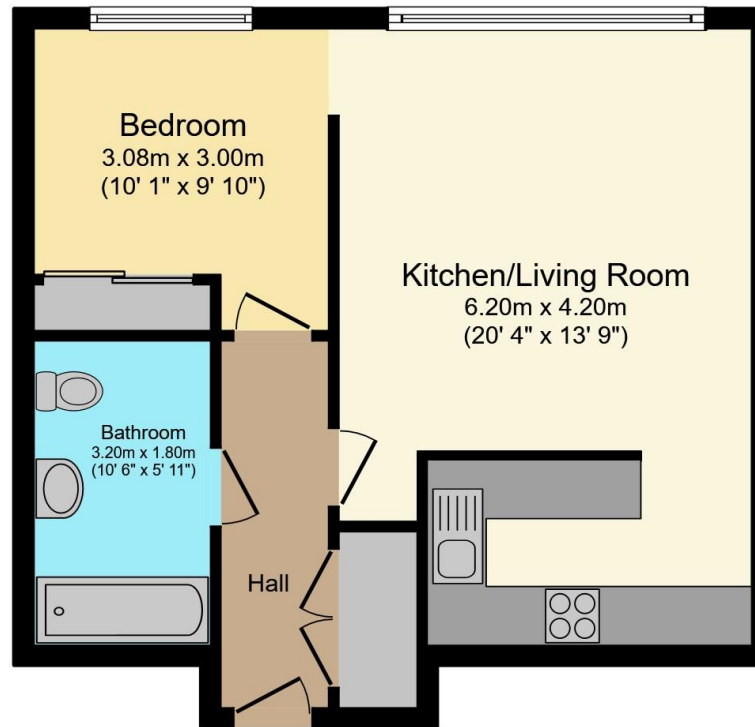
## Parking

Allocated underground parking space.









Total floor area 47.2 m<sup>2</sup> (508 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 3104.16

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN320767](http://connells.co.uk/Property/MKN320767)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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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