



**Connells**

Albury Court  
Great Holm MILTON KEYNES



## Property Description

Connells Estate Agents are delighted to bring to the market this well-presented three-bedroom link-detached home, situated in the highly sought-after and ever-popular area of Great Holm. This desirable location offers superb access to Milton Keynes Central mainline railway station, the city centre with its extensive amenities, and the tranquil surroundings of Lodge Lake—making it an ideal setting for a wide range of buyers.

The ground floor comprises an entrance porch, downstairs WC, a well-proportioned kitchen, a bright and spacious lounge, a separate dining room, and a conservatory offering additional living space with views over the rear garden. To the first floor, the property features three bedrooms and a family shower room. Outside, the home benefits from a generous rear garden, perfect for outdoor entertaining or family activities. To the front, a driveway provides off-road parking and leads to a single garage, accompanied by a neatly maintained front garden.

This property is offered for sale with no onward chain, providing a smooth and straightforward purchase opportunity. We invite you to view the full collection of photographs and the accompanying floorplan, which offers an indicative representation of room layouts and measurements.

For more information or to arrange your viewing, please contact Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

Great Holm is a popular and sought after location located just to the west of Central Milton Keynes. The area provides excellent access into the town centre and all of its amenities, which includes Centre:MK, the theatre district and the Xscape building - all offering a range of recreational and retail facilities, as well as bars and restaurants.

The mainline railway station is also a short distance away which offers regular and direct links into London Euston, with journey times of approximately 35 minutes, making this an ideal area for commuters. The area also offers access to well regarded schools and is near parks, making a great family environment.

Main trunk roads such as the A5, A509, A421 and A422 are all a short drive away giving great road access to wider towns. Junctions 13 and 14 of the M1 also connect to Milton Keynes. There are miles of Redways across Milton Keynes that provide safe cycle routes and the area is well served with public transport links.

## Entrance Porch

## Downstairs W.C

## Kitchen

8' 6" x 7' 10" ( 2.59m x 2.39m )

## Lounge

17' 1" x 9' 10" ( 5.21m x 3.00m )

## Dining Room

10' 6" x 7' 10" ( 3.20m x 2.39m )

## Conservatory

10' 6" x 7' 10" ( 3.20m x 2.39m )

## Landing

## Bedroom 1

11' 2" max x 9' 10" max ( 3.40m max x 3.00m max )

## Bedroom 2

10' 6" x 9' 10" ( 3.20m x 3.00m )

## Bedroom 3

8' 6" x 7' 3" ( 2.59m x 2.21m )

## Shower Room

## Garage & Driveway

## Rear Garden

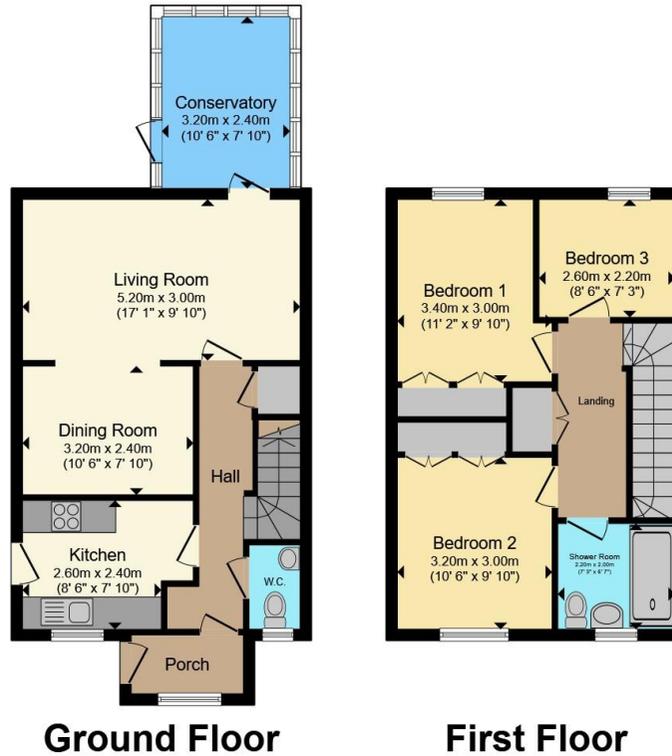
## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Total floor area 93.9 m<sup>2</sup> (1,011 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: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/MKN321071](http://connells.co.uk/Property/MKN321071)**

Tenure: Freehold



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.

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