

Connells

Fen Street
Brooklands Milton Keynes

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Brooklands Milton Keynes MK10 7PD

for sale fixed price
£236,000







Property Description

The full market value of this apartment is £295,000, with an asking price of just £236,000, offering exceptional value. This is not a shared ownership property, meaning you will own 100% of the home while paying only 80% of its market value, with no rent payable.

Upon entering, you are welcomed by a spacious hallway highlighting the apartment's generous proportions and excellent storage. A dedicated utility cupboard provides plumbing for a washing machine, while a separate cupboard houses the OFNL hyper-fast full-fibre broadband connection.

The property features two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a modern family bathroom. The contemporary fitted kitchen includes a range of integrated appliances, including a high-specification dishwasher, and opens into a bright, airy living space ideal for modern lifestyles.

Further benefits include bespoke "Perfect Fit" blinds, dual-zone heating, and a separate thermostat serving the principal bedroom for enhanced comfort and efficiency.

The location is conveniently positioned close to schools, a GP surgery, dentist, supermarkets, shops and restaurants.

Additional benefits include approximately eight years remaining on the NHBC warranty, an allocated parking space, communal bicycle storage, and excellent transport links.

Early viewing is highly recommended.

Entrance Hall

A welcoming and generously proportioned entrance hall, finished with soft carpeting that creates a warm and inviting first impression. Benefitting from a secure entry phone system for added convenience and peace of mind, along with a radiator ensuring year-round comfort. Practicality is a key feature of this space, with three useful storage cupboards providing ample room for coats, shoes and household essentials. A dedicated utility cupboard houses the boiler, washing machine and Cat 3 cabling, offering a discreet and functional area for day-to-day necessities while keeping the hallway clutter-free. This well-designed entrance hall provides an excellent introduction to the accommodation beyond.

Kitchen/Lounge

A bright and sociable open-plan kitchen and lounge, thoughtfully designed to maximise both comfort and functionality.

The kitchen area is fitted with a range of wall and base units, providing ample storage and workspace. Features include a stainless steel sink and drainer, electric hob with extractor hood over, integrated electric oven, and designated space for a fridge/freezer. Durable laminate flooring adds a contemporary touch, while a double glazed window allows natural light to flow through the space.

The lounge area offers a comfortable and inviting setting for relaxation and entertaining. Finished with soft carpeting underfoot, the room benefits from a double glazed window to the front aspect and a radiator, creating a

warm and welcoming atmosphere. The generous proportions and open-plan layout make this an ideal space for modern living.

Bedroom One

A well-proportioned and comfortable principal bedroom, offering a peaceful retreat at the end of the day. The room is finished with soft carpeting, creating a warm and cosy atmosphere, while a double glazed window fitted with stylish blinds allows for excellent natural light and privacy. A radiator ensures year-round comfort, making this an inviting space ideal for rest and relaxation.

En-Suite

A contemporary and well-appointed en-suite shower room, fitted with a sleek shower enclosure, low-level WC and wash hand basin. Finished with practical tiled-effect vinyl flooring, the space is both stylish and easy to maintain. Additional features include an extractor fan for ventilation.

Bedroom Two

A well-appointed second bedroom offering a bright and comfortable living space. The room is finished with soft carpeting, creating a warm and inviting atmosphere, and benefits from a double glazed window fitted with stylish blinds, allowing for both natural light and privacy. A radiator ensures comfort throughout the year, while the versatile layout makes the room ideal as a guest bedroom, children's room, home office, or additional accommodation to suit a variety of needs.

Bathroom

A bright and well-presented bathroom, thoughtfully designed for both comfort and practicality. The suite comprises a panelled bath, low-level WC and wash hand basin, all complemented by attractive tiled finishes that enhance the room's clean and contemporary feel. A double glazed window provides natural light and ventilation, while an extractor fan offers additional airflow. This functional and inviting space is ideal for day-to-day family living.

Parking

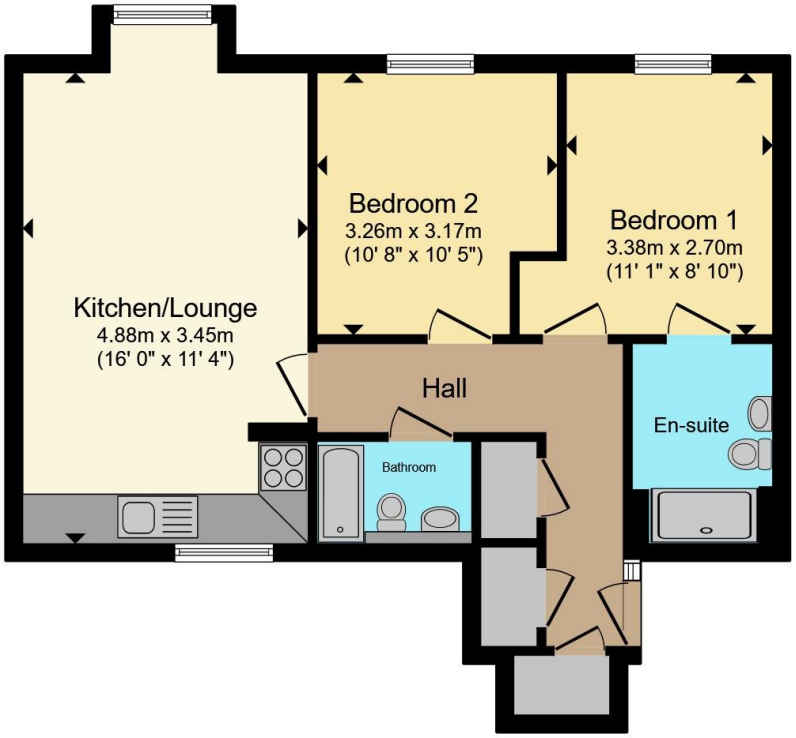
Allocated parking and secure bike storage available.

Agents Note

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.











Total floor area 64.0 m² (689 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: B

Council Tax Band: B

Service Charge: 1167.58

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308405

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. 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.