



Connells

Staten House Rillaton Walk
Milton Keynes

Staten House Rillaton Walk Milton Keynes MK9 2BX

for sale
£270,000



Property Description

Connells Estate Agents are pleased to be able to present to the market, this two bedroom upper floor apartment. This property is located in the much sought after Hub area of Central Milton Keynes. It is within walking distance to the amenities of the city centre, as well as the mainline railway station. A ready made investment or ideal for a first time buyer. The leasehold is with Broadoak Management and the monthly rent is £175.00 per annum including annual building insurance the Service charge is £3,469.28 per annum.

The accommodation includes an entrance hall video intercom system, open plan living lounge, fitted kitchen, two bedrooms and a bathroom. Outside there is secure underground parking space.

Please see the full range of photographs that accompany this listing, as well as the floorplan providing an indicative view of room layouts. For further information and to arrange your viewing call Connells today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

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.

Entrance Hall

Door to the front, video intercom, double cupboard, washing machine, wall mounted radiator.

Lounge

13' 10" x 13' 1" (4.22m x 3.99m)

Open plan living - double glazed windows to the rear and side, tv/telephone points, wall mounted radiator.

Kitchen

9' 9" x 5' 10" (2.97m x 1.78m)

Fitted kitchen with eye base units, worksurfaces, built in electric hob and oven with an extractor hood over, built in fridge/freezer, dishwasher, extractor fan, one and a half stainless steel sink drainer, splash backs.

Bedroom 1

11' 7" max x 9' 3" not into recess (3.53m max x 2.82m not into recess)

Double glazed window to the rear, built in wardrobe, wall mounted radiator.

Bedroom 2

10' 3" x 9' (3.12m x 2.74m)

Double glazed window to the side, wall mounted radiator.

Bathroom

Bath with mixer taps and shower over, w/c, wash hand basin, shaving point, heated towel radiator, extractor fan, fully tiled.

Parking

Underground parking (space number 367)

Agents Notes

Rent with Broadoak Management £175.00 per annum

Service Charge Broadoak Management £3,469.28 per annum





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.focalagent.com

To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: B Council Tax
 Band: C

Service Charge:
 3469.28

Ground Rent:
 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320472

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 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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