



**Connells**

Ramsthorn Grove  
Walnut Tree Milton Keynes



# Ramsthorn Grove Walnut Tree Milton Keynes MK7 7ND

for sale  
**£120,000**



## Property Description

Located in the sought-after Walnut Tree area of Milton Keynes, this well-presented one-bedroom studio apartment offers a practical and versatile living space, ideal for first-time buyers, investors, or those looking to downsize. The property features a fitted kitchen with ample storage and workspace, alongside a bright and spacious living area.

A partition wall partly separates the bedroom from the main living space, creating a distinct sleeping area while retaining an open-plan feel. Completing the accommodation is a fitted bathroom and useful storage. Conveniently positioned close to local amenities, transport links, and green spaces, this property offers comfortable living in a popular residential location.

## Studio Living Area

Open plan living area with carpeted flooring, kitchen area has fitted wall and base units, sink & drainer, integrated oven and hob with extractor fan over, space for fridge/freezer, double glazed windows, preparation for electric panel heaters.

## Private Bathroom

Three piece bathroom comprising bathtub with shower over, WC and wash hand basin as well as an airing cupboard.

## Parking

Allocated within title.

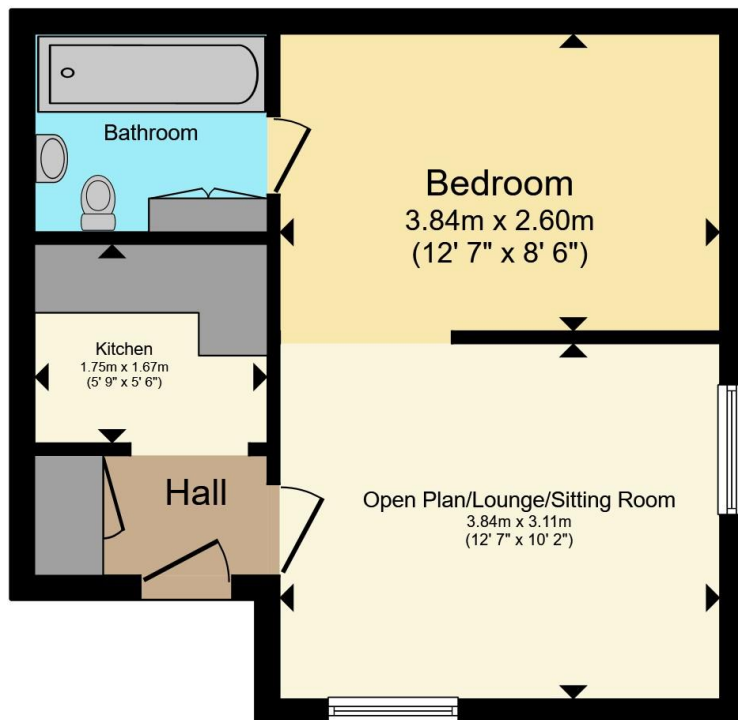
## Agents Note One

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

## Agents Note Two

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 32.4 m<sup>2</sup> (349 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)

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To view this property please contact Connells on

**T 01908 691606**  
**E [walnuttree@connells.co.uk](mailto:walnuttree@connells.co.uk)**

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1692.38

Ground Rent:  
90.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT308365](http://connells.co.uk/Property/WNT308365)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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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