



Connells

Germander Place
Conniburrow Milton Keynes



Property Description

Located on a popular development in Conniburrow, this two bedroom bungalow on Germander Place is for over 55's and provides a peaceful single story living setting in close proximity to Milton Keynes city centre and all the amenities it has to offer.

The living accommodation includes a spacious living and dining space, which leads on to a modern kitchen area. There are two good sized bedrooms and a practical shower room. Outside there are wonderful communal garden spaces that residents can enjoy.

The development also has warden cover to provide extra comfort if needed, with personal alarms and monitoring available - a real plus for extra peace of mind!

This property offers a wonderful opportunity to enjoy a peaceful retirement on a Great development and should be viewed to be fully appreciated. Please also see the full range of images as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. There are plenty of red routes for cycling enthusiasts and parklands for walks and outdoor space.

Agents Note

We have been advised by the sellers that the monthly service charge is approximately £250. This includes communal maintenance and buildings insurance, warden cover, personal alarm and monitoring.

Entrance Porch/Living,dining

24' 3" x 11' 2" (7.39m x 3.40m)

Welcoming and well proportioned, the front door opens into a practical entrance area with space for coats and shoes, flowing seamlessly into a comfortable living room. The room is bright and airy, benefiting from windows to both the front and rear, and features a cosy electric fireplace. Carpeted for added comfort, with double radiators ensuring warmth throughout, this is a relaxing and easy to maintain space. There is convenient access to the kitchen and rear door, making day to day living both simple and accessible.

Kitchen

9' 2" x 6' 7" (2.79m x 2.01m)

Modern and thoughtfully designed, the kitchen is fitted with a range of contemporary wall and base units, offering ample storage and workspace. A side window provides natural light and ventilation, while the easy access via a sliding door from the living room enhances practicality and flow- ideal for comfortable, low maintenance living.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

A comfortable and well sized bedroom featuring a window to the side aspect, allowing for natural light. The room is carpeted for added warmth and comfort, with space for additional storage, creating a cosy and practical setting.

Bedroom Two

9' 2" x 7' 10" (2.79m x 2.39m)

Similarly well proportioned, this bedroom also benefits from a side window and soft carpeted flooring. Built in wardrobes provide convenient storage, making this an ideal low maintenance and organised space.

Shower Room

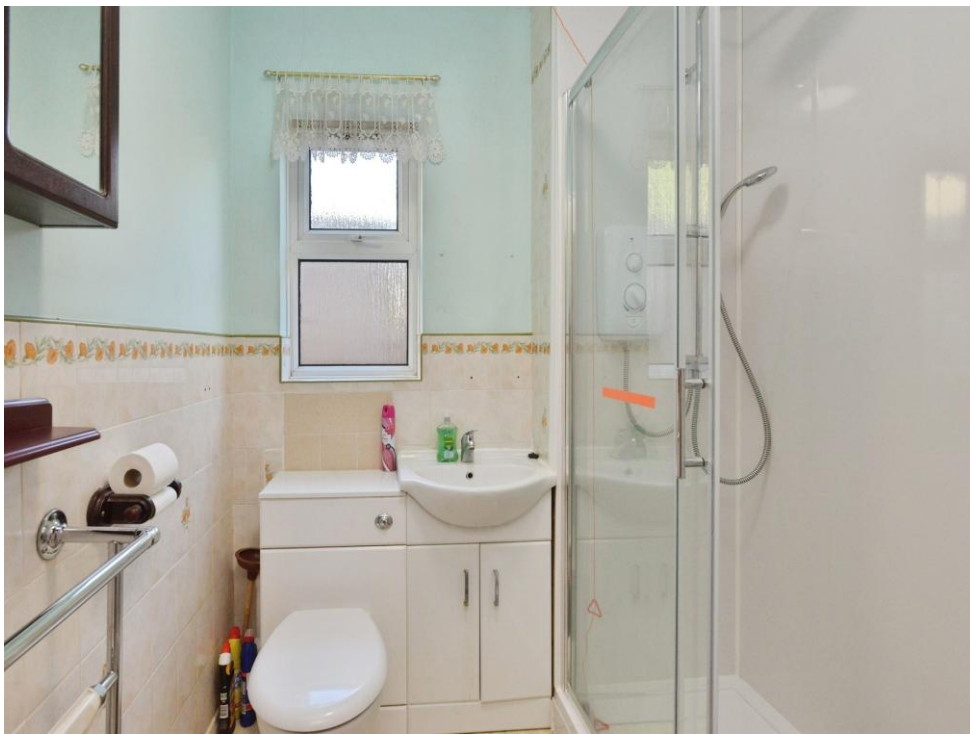
6' 7" x 5' 11" (2.01m x 1.80m)

Designed with practicality in mind, the shower room comprises a shower, wash hand basin, and WC. A window to the front aspect allows for natural light and ventilation, creating a bright and functional space suited to everyday use.

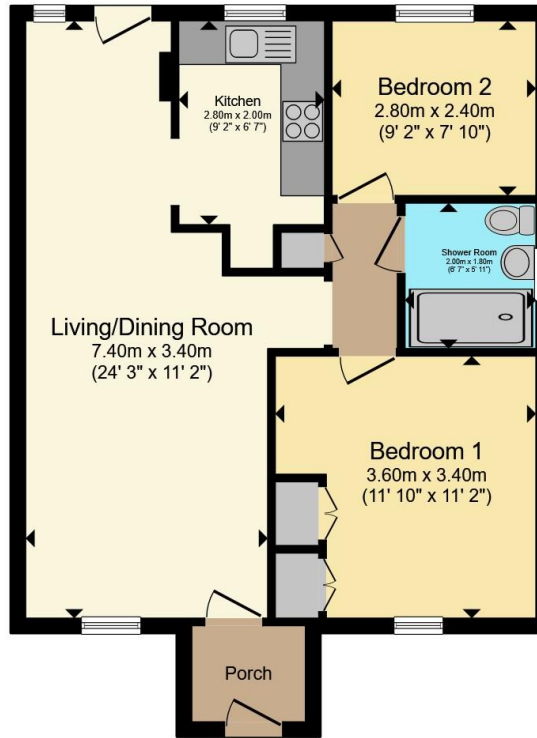
Rear Garden

A well sized and private rear garden, mainly laid to lawn with patio area ideal for seating and enjoying the outdoors. The space is enclosed with fencing and benefits from a side gate for convenient access.









Total floor area 59.6 m² (642 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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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: D Council Tax
 Band: B

Service Charge:
 3000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN321245

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jan 1995. 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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