



Connells

Pomander Crescent
Walnut Tree Milton Keynes



Property Description

NO ONWARD CHAIN!! This two bedroom ground floor maisonette is situated in a popular cul-de-sac in Walnut Tree. In brief to comprise of entrance hall, lounge diner, kitchen, two bedrooms, family bathroom, front and rear gardens, and parking. CALL CONNELLS TO VIEW.

EPC Rating: E

Entrance Hall

A double glazed door to side aspect, radiator, airing cupboard with hot water tank, and doors to all room.

Lounge Area

14' 9" max x 18' 3" max (4.50m max x 5.56m max)

Double glazed french doors to rear aspect two double glazed windows to side and rear, cupboard, and radiator.

Kitchen

8' 10" x 5' 11" (2.69m x 1.80m)

A fitted kitchen with low and high level units with work surface over, stainless steel sink drainer unit, tiled to splash back, plumbing and space for washing machine, space for under counter fridge, cooker, and breakfast bar.

Bedroom One

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to front aspect, and radiator.

Bedroom One

6' 1" x 11' 2" (1.85m x 3.40m)

Double glazed window to front aspect,

Family Bathroom

A three piece suite to comprise of a single panel bath, low level wc, wash hand basin, part tiled, heater , and extractor fan.

Front Garden

Path and shrubs

Rear Garden

Accessed via the lounge doors, and side access.



To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut
Tree

EPC Rating: E Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WNT307721\]\(http://www.connells.co.uk/Property/WNT307721\)](http://www.connells.co.uk/Property/WNT307721)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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