



Connells

Germander Place
Conniburrow Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to offer for sale this one-bedroom bungalow in Germander Place, which is on an over 55's only development.

The accommodation in the main bungalow offers an entrance hallway, separate kitchen, living room, bedroom and wet room. Outside there is communal garden and parking spaces.

Please see the full range of photographs as well as the floorplan that shows an indicative view of room layouts and measurements for the property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of

how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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 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.

Lounge / Diner

A spacious and bright living area, accessed via the porch, featuring windows to both the front and rear aspects allowing for plenty of natural light. A radiator to the side ensures comfort, while the generous layout offers space for both relaxing and dining.

Kitchen

Fitted with a range of sleek, modern wall and base units, complemented by a tiled splashback, the kitchen offers both style and functionality. A window to the side aspect provides natural light, with easy access from the lounge creating a convenient layout.

Wet Room

Thoughtfully designed, the ground floor wet room is fitted with a shower, WC, and wash hand basin, offering ease of use for those with mobility needs or who may find standing for extended periods difficult. A practical and valuable addition to the home.

Bedroom

A well-proportioned and bright bedroom, complete with fitted wardrobes and additional storage space. A window to the side aspect and radiator create a comfortable and inviting environment.

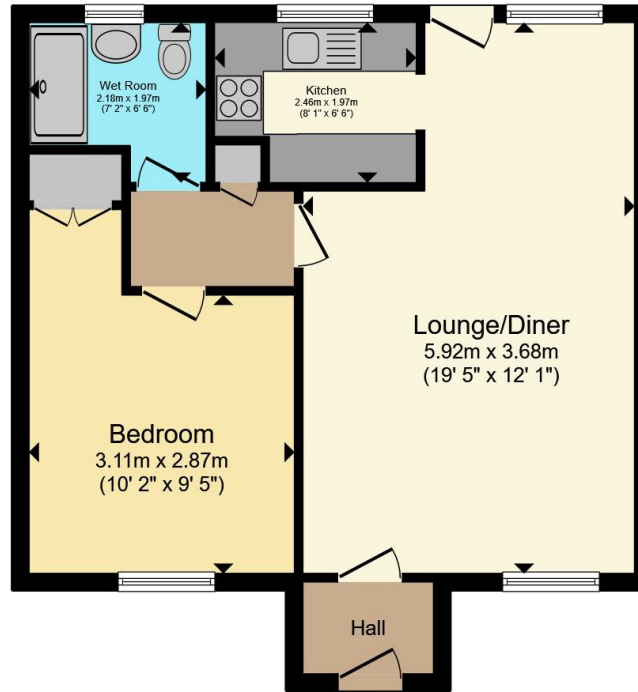
Side Access/ Porch Area

The side gate leads to a useful, slim porch area running alongside the property, offering sheltered access and additional storage potential. Ideal for keeping outdoor items neatly tucked away while providing convenient access between the front and rear of the home.









Floor Plan

Total floor area 52.4 m² (564 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



To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
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EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN321040

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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