

for sale

£70,000



Marine Court Leadenhall Milton Keynes MK6 5LW

Situated in the sought-after area of Leadenhall, this well-presented two-bedroom upper floor apartment offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

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Entrance Hall

A welcoming and bright entrance space providing access to all accommodation, with room for storage and a clean, well-kept finish.

Open Plan Kitchen/Diner

A generous and sociable space forming the heart of the home. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space, while the dining and living area provides plenty of room for a table and seating. A bright and versatile area, perfect for both relaxing and entertaining.

Bedroom One

A well-proportioned double bedroom, offering a comfortable and cosy setting with space for wardrobes and additional furnishings.

Bedroom Two

A good-sized second bedroom, ideal as a guest room, home office, or additional bedroom, with flexibility to suit a variety of needs.

Bathroom

A clean and functional suite comprising bath with shower over, wash hand basin, and WC, finished in a practical and neutral style.

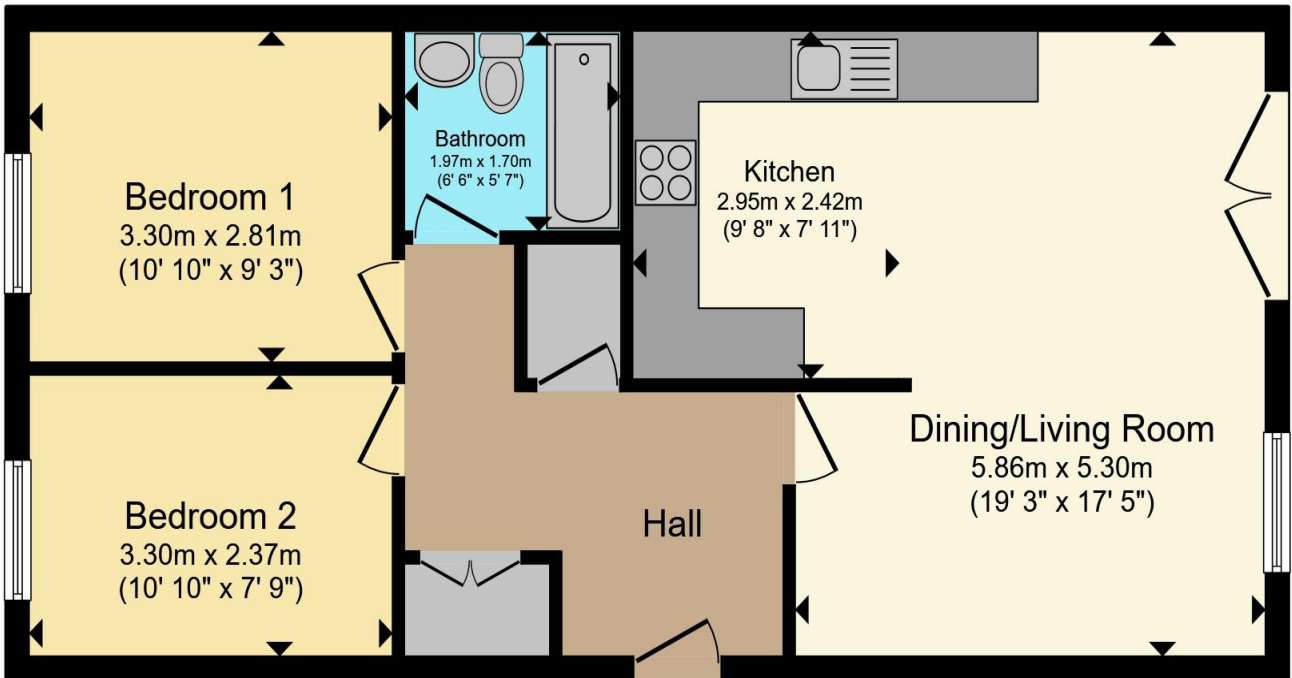
The Area

Leadenhall is conveniently located close to Central Milton Keynes and all of its amenities. Centre:MK, the Xscape building and the theatre district are all within easy reach and offer a range of retail, recreational and entertainment facilities.

The mainline train station is also within easy reach and this offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. There are well served local bus routes and plenty of redways providing cycle and walking routes across the town.







Total floor area 59.4 m² (640 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
MILTON KEYNES MK9 2AD

Property Ref: MKN321326 - 0016

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/MKN321326](https://www.connells.co.uk/Property/MKN321326)

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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