



Connells

Charter House Avebury Boulevard
Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to bring to the market this two bedroom ground floor apartment located in Charter House on Avebury Boulevard. Centrally located close to all the city centre amenities including the main Euston line railway station, this property would make an ideal first time or investment purchase.

The accommodation includes an entrance hallway, lounge, kitchen, two bedrooms and a bathroom.

Please see the range of images as well as the floorplan providing an indicative view of room layouts and measurements. For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

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

Charter House is located on Avebury Boulevard in Central Milton Keynes, which offers excellent access to Milton Keynes city centre. The nearby amenities include Centre:MK, the Theatre district and Xscape building - offering a wide range of retail, entertainment and recreational facilities.

Milton Keynes Central railway station is also nearby, which offers regular and direct links into London Euston. Journey times of approximately 35 minutes are available with the direct trains. There are also good rail links to the North as well.

Main trunk roads such as the A5, A421, A422 and A509 are within easy reach, and Junctions 13 and 14 of the M1 also connect to Milton Keynes.

Block Entrance

Entrance Hallway

Lougne

15' 9" x 10' 2" (4.80m x 3.10m)

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)

Bedroom 1

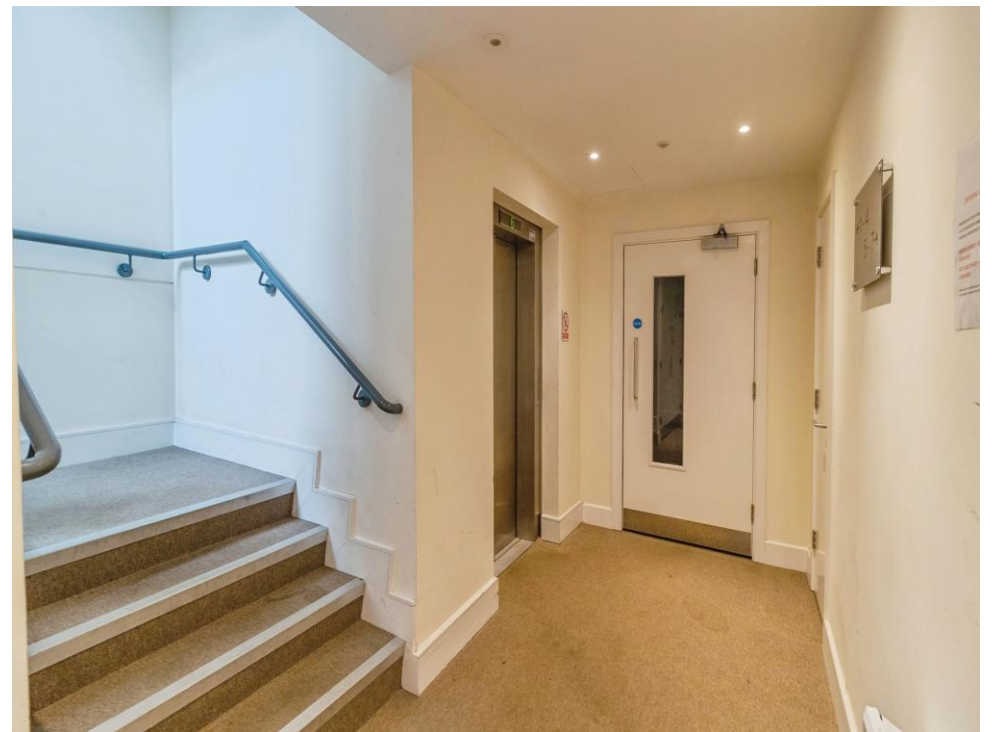
12' 3" max x 11' 11" max (3.73m max x 3.63m max)

Bedroom 2

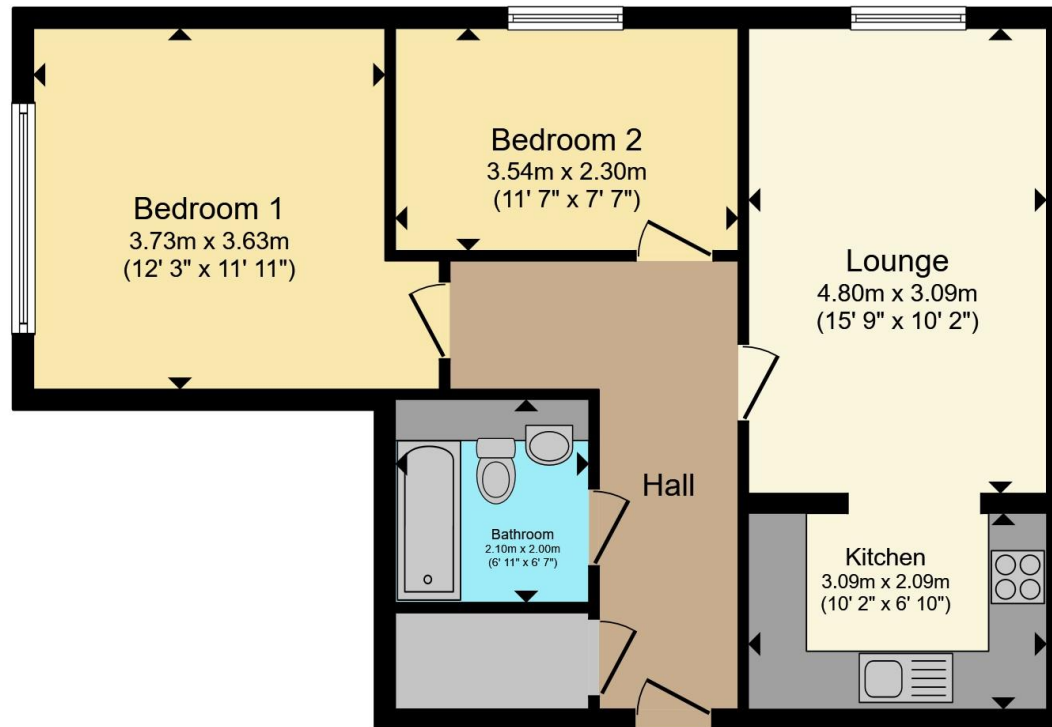
11' 7" x 7' 7" (3.53m x 2.31m)

Bathroom









Total floor area 61.1 m² (658 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

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To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN321516

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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