

Connells

Brooklands Square
Brooklands Milton Keynes

Brooklands Square
Brooklands Milton Keynes MK10 7NG

for sale offers in excess of
£235,000







Property Description

A well-presented two-bedroom apartment offering contemporary open-plan living, ideal for first-time buyers, professionals or investors alike.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from a modern en suite shower room. A separate family bathroom serves the remainder of the property and is finished to a high standard. At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, providing an excellent space for both everyday living and entertaining. French doors lead directly onto a private balcony, creating the perfect spot to relax and enjoy the outdoors.

Further benefits include allocated parking, ample storage, and a convenient location with access to local amenities and transport links.

Entrance Hall

Utility cupboard with plumbing for a washing machine, entry phone, wall mounted radiator.

Open Plan Living Area

Kitchen Area

Inset spotlights, integrated fridge/freezer, low level oven, induction hob with electric extractor over, wall & base unit, 1.5 sink and drainer.

Lounge Area

Wall mounted radiator, double glazed window, storage cupboard housing boiler, door to balcony.

Balcony

Decked with privacy metal balustrade.

Bedroom One

Double glazed floor to ceiling window, fitted wardrobes, carpeted flooring and wall mounted radiator.

Ensuite To Bedroom One

Three piece suite with enclosed shower cubicle, chrome towel rail, low level WC, wash hand basin and laminate flooring.

Bedroom Two

Two floor to ceiling windows, carpeted flooring and a wall mounted radiator.

Family Bathroom

Shower over bath tub, wash hand basin, low level WC, shaver socket, chrome towel rail, tiled water sensitive areas, laminate flooring.

Parking

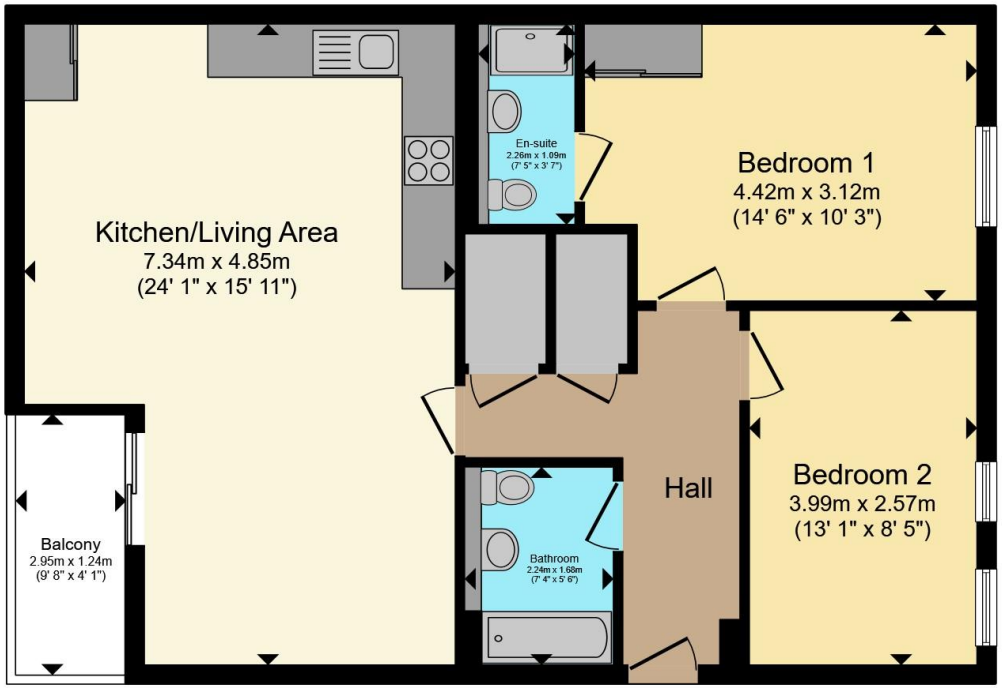
Allocated parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Third Floor

Total floor area 73.4 m² (791 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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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: B

Service Charge: 2352.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308189

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.