



**Connells**

Windrush Close  
Downhead Park MILTON KEYNES



## Property Description

Connells are delighted to offer for sale this 2 bedroom ground floor apartment situated in the popular area of Downhead Park.

The property briefly comprises of a communal entrance area, entrance hall, doors to two bedrooms, bathroom and an open plan living space. Further benefits include gas radiator heating, double glazing, allocated parking and a communal garden.

The property is a perfect opportunity to for a first time or existing investors as well as first time buyers. The property is close to local amenities, main train station, main shopping centre and access to all major roads.

Viewing is highly recommended to appreciate SIZE, CONDITION AND LOCATION of this property. To arrange your viewing please call 01908 674141.

## The Area

Downhead Park is a popular and sought after location to the North East of Central Milton Keynes. The area is within walking distance of Campbell Park, the Grand Union Canal and Willen Lake - offering easy access to some of the towns most pleasant surroundings.

The property is a short drive from Central Milton Keynes where you will find a wide range of shops, restaurants, bars and recreational facilities at Centre:MK, the theatre district and the Xscape building. The town centre also has Milton Keynes Central railway station which offers regular and direct links into London Euston, with journey times from approximately 35 minutes.

The area is also well served with public transport links, with regular bus services across Milton Keynes and beyond. Main trunk roads such as the A5, A421, A422 and A509 are all easily accessible. Junctions 13 & 14 of the M1 also connect to Milton Keynes. Redways providing cycle routes also stretch across Milton Keynes.

## Agents Notes

Service Charge Payable to BPHA £121.34 per month

## Entrance Porch

Communal Entrance Hall, Intercom system.

## Entrance Hall

Door to side aspect and double glazed window to side aspect, Intercom system, 2 x cupboards, wall mounted radiator.

## Lounge

19' x 13' 6" ( 5.79m x 4.11m )

Double glazed windows to front and side aspect, wall mounted radiator, TV and telephone point.

## Open Plan Living Space

19' x 13' 6" max ( 5.79m x 4.11m max )

### Lounge Area:

Double glazed windows to front and side aspect, wall mounted radiator, TV and telephone point.

### Kitchen Area:

Double glazed windows to rear and side aspect, wall mounted radiator.

Part tiled fitted kitchen with a mix of wall and base level units, work surfaces, central heating boiler. Built in gas hob and electric oven with cooker hood over, space for fridge/freezer and washing machine.

## Bedroom 1

13' 6" x 8' 10" ( 4.11m x 2.69m )

## Bedroom 2

7' 2" x 14' 2" ( 2.18m x 4.32m )

Double glazed window to front aspect, wall mounted radiator.

## Bathroom

Double glazed window to rear aspect, wall mounted radiator.

Part tiled suite comprising of low level WC and wash hand basin, bath with mixer taps and shower over, extractor fan, shaving point, shaver point.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

EPC Rating: C    Council Tax  
Band: B

Service Charge:  
1456.08

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/MKN319536](http://www.connells.co.uk/Property/MKN319536)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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