



Connells

Ellerman Square
Brooklands Milton Keynes

Ellerman Square Brooklands Milton Keynes MK10 7GS

for sale
£86,000



Property Description

Enjoying an attractive position overlooking the square, the apartment benefits from pleasant views across Ellerman Square, creating a bright and welcoming environment.

The accommodation is finished to a high standard throughout and offers modern, low-maintenance living ideal for first-time buyers, professionals or those looking to downsize.

The heart of the home is the spacious open-plan living area, complemented by a contemporary kitchen featuring a range of stylish units and integrated modern white goods, providing both practicality and a sleek finish. The generously sized double bedroom offers comfortable accommodation, while the modern bathroom is fitted with quality fixtures and fittings.

Further benefits include a long lease with over 120 years remaining, providing long-term peace of mind and excellent future value.

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.

Entrance Hall

Welcoming entrance hall featuring a radiator, a useful airing cupboard providing additional storage space, and a double-glazed window

allowing for natural light.

Lounge

Spacious lounge fitted with two radiators for comfort, complemented by double-glazed windows that provide plenty of natural light and help maintain energy efficiency.

Kitchen

Fitted kitchen with double-glazed windows providing natural light, comprising a range of top-to-bottom units offering ample storage. Features include a stainless steel sink, gas hob with extractor hood above, integrated oven, and benefits from an integrated fridge freezer and washing machine.

Bedroom One

Well-proportioned bedroom featuring a radiator and a double-glazed window, allowing for a bright and comfortable living space.

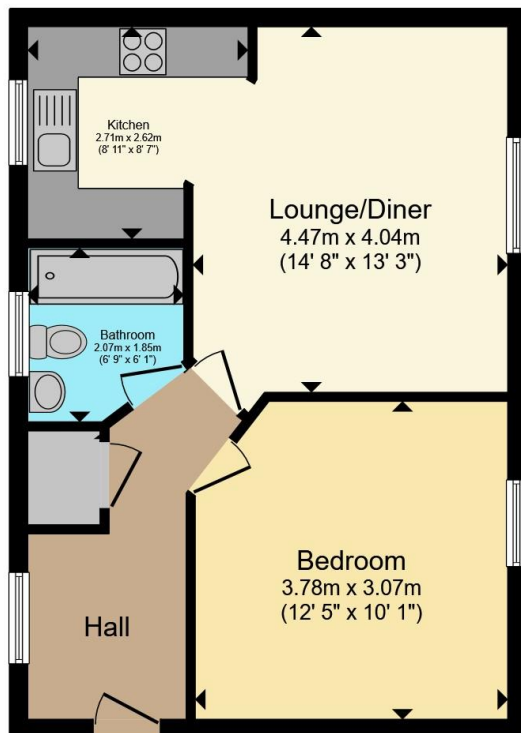
Bathroom

Modern bathroom suite comprising a bath with overhead shower, WC, and wash hand basin. Further benefits include a radiator, and double-glazed windows.

Parking

The property benefits from an allocated parking space, providing convenient and secure off-road parking for residents.





Total floor area 46.6 m² (502 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

Connells



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: 1395.68

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308229

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 2022. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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