



**Connells**

Laconia Lane  
Brooklands Milton Keynes



### Property Description

Please be aware that this property is being sold as part of the Milton Keynes Council Low-Cost Housing Scheme, Please enquire with the branch team for further information on this "Stunning TWO Bedroom Top Floor Flat (second floor) in the popular Brooklands area of Milton Keynes, close to all local amenities, in a good school catchment and with excellent major road access. The property benefits from a Carport with an allocated parking space and flexible open plan living space.

### Entrance Hall

Front entrance upstairs straight to light bright landing. Wall mounted radiator. Double glazed window to rear aspect.

### Open Plan Living Area

17' 7" x 12' 11" ( 5.36m x 3.94m )  
Double glazed window to front of property. Laminated flooring. T.V point, wall mounted radiator. Dining area. Kitchen has cupboards, work surfaces and storage. A stainless-steel sink with mixer tap. gas hob oven with stainless steel extractor fan & hood. Splashback behind oven. Double glazed window to rear aspect. Under cupboard lighting.

### Bedroom One (en-Suite)

13' 11" x 10' 1" ( 4.24m x 3.07m )  
A bright light bedroom with two double glazed windows to front and side aspect. Carpeted flooring.

### Bedroom Two

13' 11" x 8' 2" ( 4.24m x 2.49m )  
Double glazed window to front aspect. Wall mounted radiator. Carpeted flooring.



## Shower Room

7' 2" x 6' 2" ( 2.18m x 1.88m )

Frosted double glazed window to rear aspect.

Bathroom comprises of a three-piece suite of a double shower cubicle, glass surround, all tiled, low-level W.C, sink with pedestal splash back tiling around sink area. Part tiled. Laminated flooring. Wall mounted radiator.

## Outside

Corner end plot. Smart lovely entrance, part lawn well maintained shrubs. Neat and tidy.

## Landing

13' 11" x 11' 8" ( 4.24m x 3.56m )

## Family Bathroom

8' 2" x 6' 5" ( 2.49m x 1.96m )

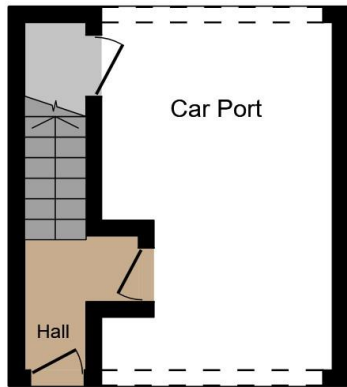
Frosted double glazed window to rear aspect. Bathroom comprises of a three-piece suite of a bath low level W.C, sink with pedestal splash back tiling around sink area. Part tiled. Laminated flooring. Wall mounted radiator.

## Agents Note

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**Ground Floor**



**First Floor**



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 691606**  
**E [walnuttree@connells.co.uk](mailto:walnuttree@connells.co.uk)**

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307822](http://connells.co.uk/Property/WNT307822)**

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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