



Connells

Holt Avenue
Brooklands Milton Keynes



Property Description

Situated in a desirable residential location, this well-presented one-bedroom apartment offers spacious and well-planned accommodation throughout. The property is entered via a welcoming entrance hall, providing access to all principal rooms. The bright and generously sized lounge benefits from a feature bay window, creating a light and inviting living space with ample room for both seating and dining furniture.

The fitted kitchen is well equipped with a range of wall and base units, offering plenty of storage and worktop space for everyday convenience. The double bedroom is a comfortable and well-proportioned room, providing ample space for wardrobes and additional furnishings. Completing the accommodation is a modern bathroom fitted with a three-piece suite comprising a bath, wash hand basin, and WC.

This attractive apartment combines comfort, practicality, and a desirable layout. Ideally suited to first-time buyers, downsizers, or investors, the property also benefits from convenient access to local amenities, transport links, and nearby green spaces. Early viewing is highly recommended to fully appreciate all that this home has to offer.

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

A welcoming entrance hall providing access to all principal rooms. Offering useful storage potential and creating a natural flow through the property, the hall serves as an inviting introduction to the apartment while enhancing the sense of space and accessibility throughout.

Lounge

A bright and spacious reception room forming the heart of the home. Generously proportioned, the lounge offers ample space for both comfortable seating and additional furniture, with a large window allowing plenty of natural light to flood the room. The versatile layout provides an ideal setting for relaxing or entertaining guests and benefits from a pleasant open feel throughout.

Kitchen

Fitted with a range of wall and base mounted units providing ample storage and work surface space. The kitchen is designed to maximise practicality while maintaining a modern feel, with space for appliances and room for food preparation. Conveniently positioned adjacent to the lounge, the kitchen offers an efficient and functional layout for everyday living.

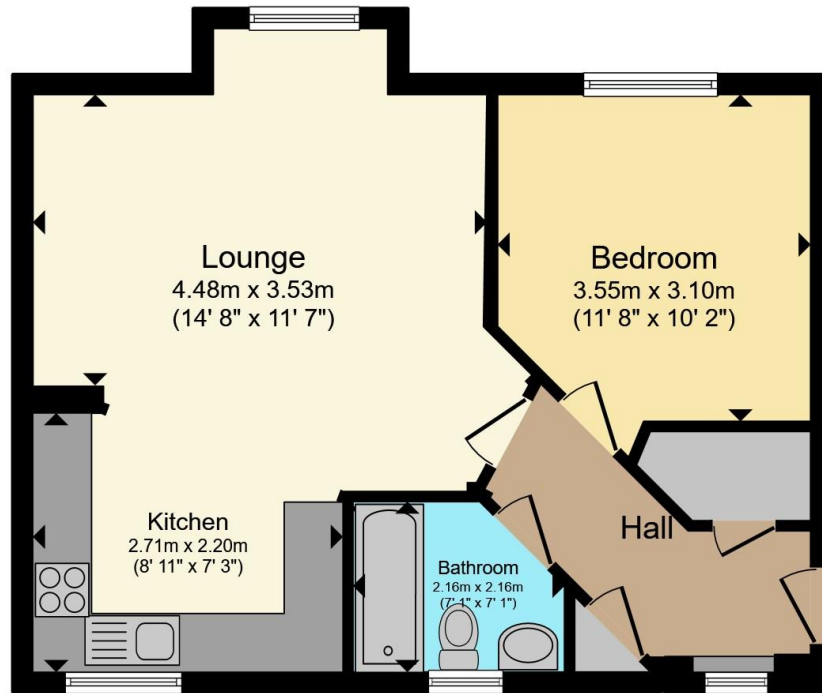
Bedroom

A well-proportioned double bedroom enjoying an abundance of natural light from the window overlooking the front aspect. Offering plenty of space for a double bed and additional bedroom furniture, the room provides a comfortable and peaceful retreat with room for wardrobes, drawers, and bedside furnishings.

Bathroom

A well-appointed bathroom fitted with a three-piece suite comprising a panel-enclosed bath, low-level WC, and wash hand basin. The room benefits from a practical layout with space maximised for comfort and convenience, creating a functional space for everyday use.





Total floor area 48.0 m² (517 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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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B

Council Tax Band: A

Service Charge: 100.00 Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308329

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 2018. 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.

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