

for sale

**£150,000** Freehold



Phoenix Drive Leadenhall Milton Keynes MK6 5LU

\*\*\* ONE BEDROOM HOUSE CLOSE TO MILTON KEYNES CITY CENTRE \*\*\* This one bedroom property requires some modernisation and is a short distance away from Central Milton Keynes and all of its amenities.



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# Property Details

## The Area

Leadenhall is conveniently located close to Central Milton Keynes and all of its amenities. Centre:MK, the Xscape building and the theatre district are all within easy reach and offer a range of retail, recreational and entertainment facilities.

The mainline train station is also within easy reach and this offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. There are well served local bus routes and plenty of redways providing cycle and walking routes across the town.

## Open Plan Living Space 17' 2" x 12' 7" max ( 5.23m x 3.84m max )

Lounge: Door to front, double glazed window to front and stairs to first floor.

Kitchen: Double glazed window and door to rear, fitted kitchen, eye and base units, worksurfaces, stainless steel sink drainer and part tiled.

## First Floor Landing

Double glazed window to rear, cupboard with CH boiler and doors to bathroom and main bedroom.

## Bedroom 1 10' 8" x 9' 2" ( 3.25m x 2.79m )

Double glazed windows to front, built in cupboard and wall mounted radiator.

## Bathroom

Double glazed window to rear, fitted bathroom, bath with mixer taps, W/C, wash hand basin, part tiled and an extractor fan.

## Front

Laid to lawn and path to front door.

## Rear Garden

Enclosed timber fence, low maintenance and a patio area.

## Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly. We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.







To view this property please contact Connells on

**T 01908 674 141**  
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Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

Property Ref: MKN321096 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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