



**Connells**

Pomander Crescent  
Walnut Tree Milton Keynes



## Property Description

50% SHARED OWNERSHIP. Network Homes Housing Association

Connells are delighted to offer this one-bedroom studio apartment situated within the popular area of Pomander Crescent, Walnut Tree. Accommodation briefly consists of open plan living/ dining/ kitchen area with fitted wall and base units and family bathroom. Parking is located to the front of the property and offers one off road parking space.

Highly sought after Walnut Tree location, close to Kingston shopping centre with choice of shops and restaurants. This property also benefits from a number of local parks and green areas close by, ideal for family's or dog walkers. The property is within walking distance from an array of good Ofsted rated primary and secondary schools.

## Front

Path leading with stairs to entrance door. Privately enclosed by mature shrubs and trees.

## Entrance Hall

3' 8" x 8' 8" ( 1.12m x 2.64m )  
Double glazed door to front aspect. Doors to all rooms. Double glazed window to side aspect.

## Lounge/Dining Area

9' 2" x 14' 9" ( 2.79m x 4.50m )  
Double glazed windows to front and side aspect. Double glazed patio doors leading to balcony. TV and telephone points. Wall mounted radiator.

## Kitchen Area

6' x 8' 10" ( 1.83m x 2.69m )  
Double glazed window to side aspect. Fitted kitchen with range of wall and base units. Wrap around work surface incorporating sink and drainer. Electric oven with hobs. Plumbing for washing machine and space for fridge/ freezer. Open plan through to living area.

## Bathroom

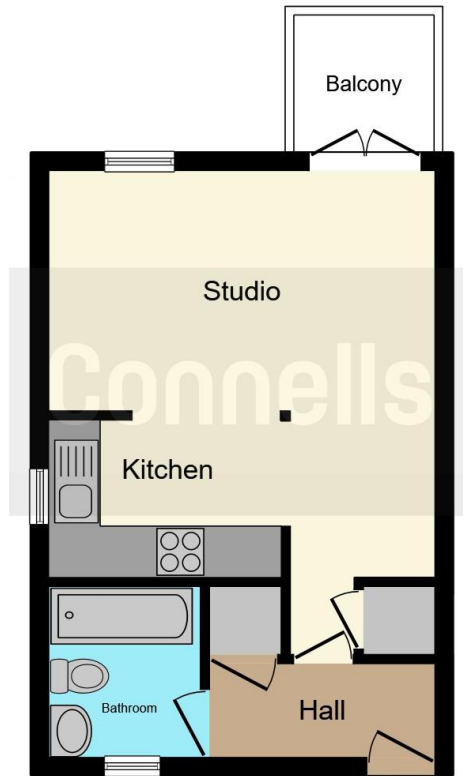
Double glazed frosted window to front aspect. Panelled bath with mixer taps and shower attachment. Low level WC. Wash hand basin. Wall mounted radiator.

## Outside

Allocated parking for one vehicle.







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: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 660.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307692](http://connells.co.uk/Property/WNT307692)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990. 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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