

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

Flat 42, 302-340 Medina House, Silbury Boulevard, Milton  
Keynes, Buckinghamshire. MK9 2FA

Guide Price £279,995 Leasehold

**FOR SALE**



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this two bedroom apartment in the sought after location of Central Milton Keynes, offering numerous amenities including shops, shopping centres and walking distance to CMK train station.

Accommodation briefly comprises; entrance hall, kitchen diner and sitting room, two double bedrooms with an en-suite and a family bathroom. There is a parking zone available to the property via a permit. The property further benefits from double glazing, and is offered for sale with no upper chain. There are 120 years remaining on the lease.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- OPEN PLAN LIVING
- NO UPPER CHAIN
- WALKING DISTANCE TO CMK SHOPPING CENTRE
- CONTEMPORARY KITCHEN
- TWO COMFORTABLE BEDROOMS
- 120 YEARS REMAINING ON THE LEASE
- WALKING DISTANCE TO CMK TRAIN STATION
- EN-SUITE AND FAMILY BATHROOM



## ROOM DESCRIPTIONS

### FOURTH FLOOR

#### ENTRANCE HALL

#### KITCHEN DINER/SITTING ROOM

12' 5" x 17' 8" (3.78m x 5.38m)

#### BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m)

#### EN-SUITE

#### BEDROOM TWO

9' 10" x 11' 8" (3.00m x 3.56m)

#### FAMILY BATHROOM

##### Please note

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



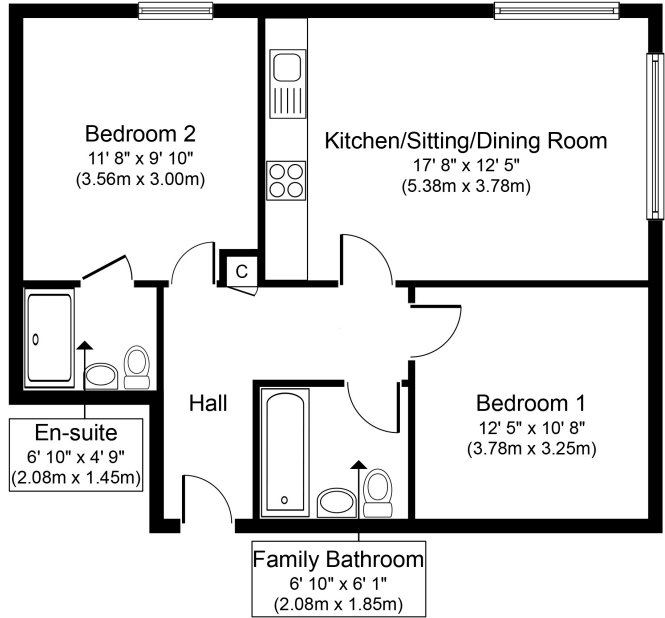






# FLOORPLAN & EPC

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**Family Bathroom**  
6' 10" x 6' 1"  
(2.08m x 1.85m)

**Approximate Floor Area**  
626 sq. ft.  
(58.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	