

# THOMAS CONNOLLY

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## FLAT 10, DELPHI HOUSE, 2, GAMBIT AVENUE OAKGROVE, MILTON KEYNES, MK10 9UD

For Sale | Leasehold | £270,000



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### Contact us:

#### Phone:

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#### Address

Thomas Connolly  
7 Rillaton Walk  
Brooklyn House  
MK9 2FZ



## Property Description

Thomas Connolly Estate Agents are delighted to present this two-bedroom, two bathroom apartment in Delphi House, located in the sought after area of Oakgrove, Milton Keynes. This area is surrounded by excellent transport links such as the M1 motorway and is a short drive away from the Milton Keynes Central Train Station. Surrounded by parks and green spaces, such as Willen Lake, and in close proximity to good primary and secondary schools, such as Kents Hill Park school and Oakgrove school, this block of flats is ideal for small families.

As you enter this apartment, you are greeted by a spacious entrance hall, which leads to the contemporary open plan kitchen / dining room / sitting room. The apartment boasts two double bedrooms, with bedroom one offering a built in wardrobe and an ensuite bathroom. This property also offers a family bathroom and a storage closet in the entrance hall. Finally, the property offers a balcony, one allocated parking space, lift access and double glazed windows throughout. It is offered for sale with no upper chain.

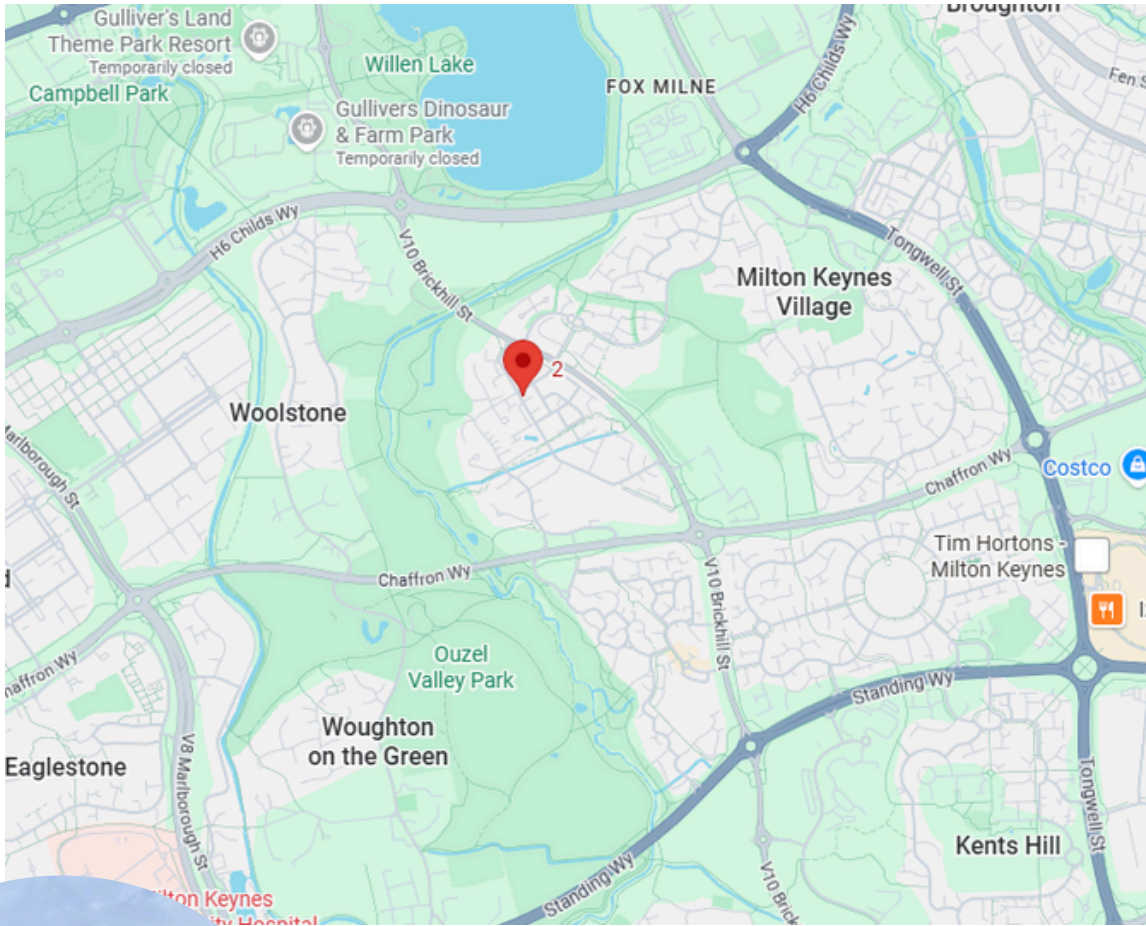




# Flat 10, Delphi House, 2, Gambit Avenue, Oakgrove, Milton Keynes, MK10 9UD

## Location

Externally, the standout feature is the spacious balcony, offering ample room for seating and outdoor enjoyment. Delphi House is ideally positioned within Oakgrove, one of Milton Keynes' most desirable residential areas, known for its modern layout, green spaces and strong community feel. The location provides excellent access to local shops, cafés and amenities, as well as scenic walking routes around nearby parkland and Willen Lake. Central Milton Keynes, the mainline railway station and the M1 are all within easy reach, making this a highly convenient location for commuters and those seeking a balance of lifestyle and connectivity.



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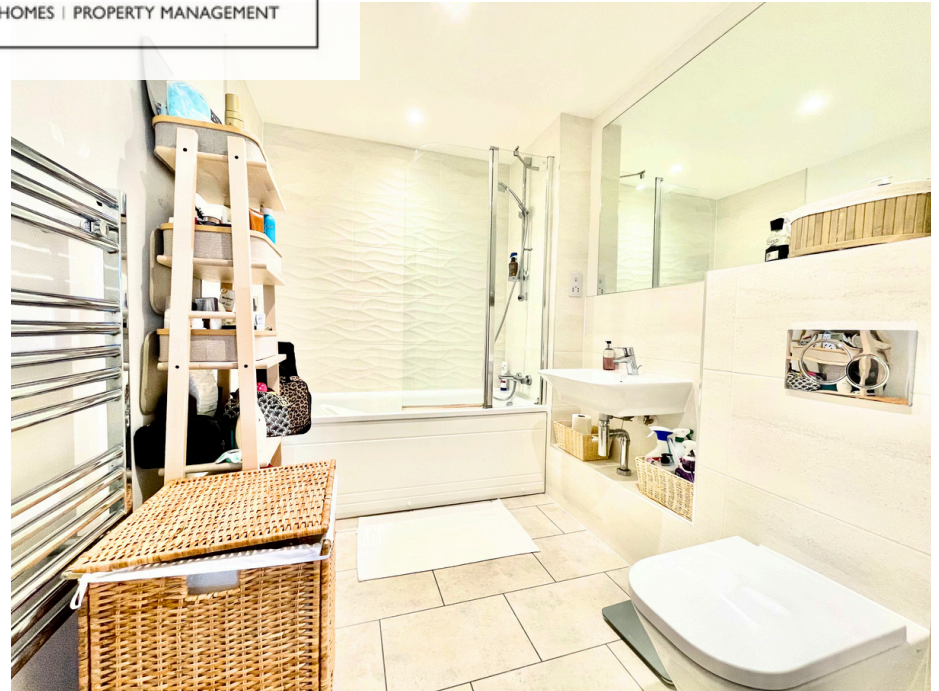
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## Room Descriptions:

Second floor apartment

Entrance hall

Kitchen / Dining / Sitting room

13' 7" x 25' 1" (4.14m x 7.65m)

Family bathroom

8' 3" x 6' 3" (2.51m x 1.91m)

Bedroom two

9' 7" x 10' 5" (2.92m x 3.17m)

Principle bedroom

8' 3" x 17' 3" (2.51m x 5.26m)

Built-in wardrobe

Balcony off sitting room

Allocated parking

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.





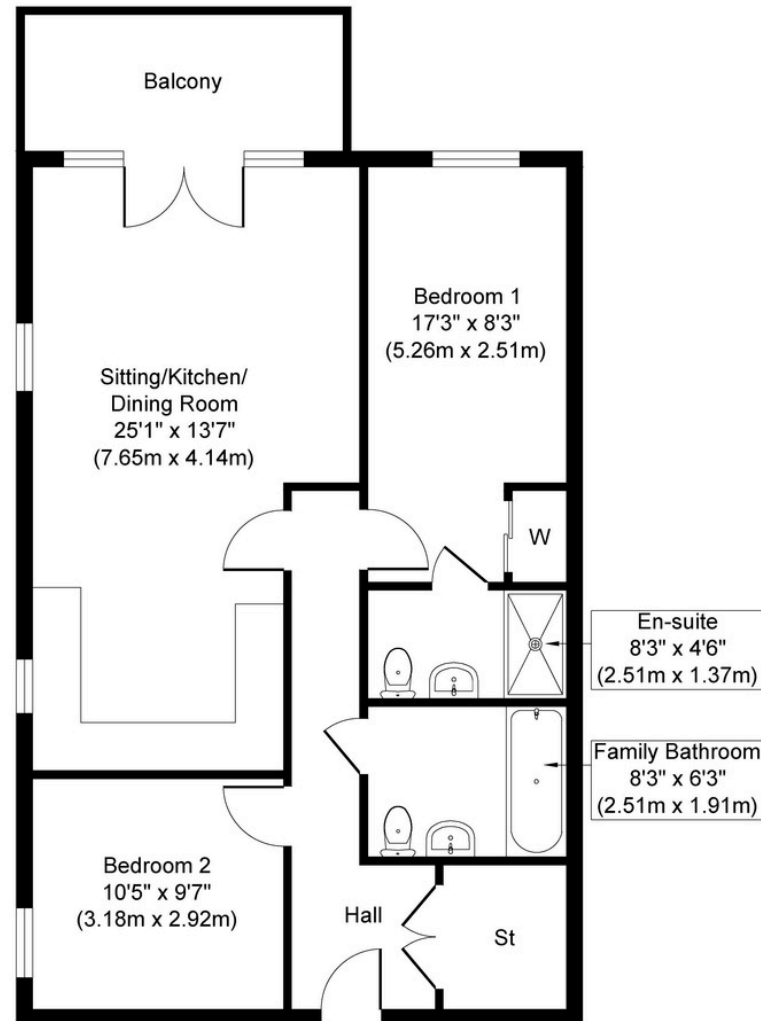


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Approx. Gross Internal Floor Area 776 sq. ft / 72.07 sq. m

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.