

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**Flat 7, 3 Cicero Crescent, Fairfields, Milton Keynes,  
Buckinghamshire. MK11 4BR**

**£245,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are pleased to present this second floor, two bedroom apartment situated in the highly sought after location of Fairfields, close to the market town of Stony Stratford and a short drive from Central Milton Keynes and the shopping centre and train station with direct links to Central London within 30 mins.

The accommodation briefly comprises; entrance hall with storage cupboard, kitchen, open plan lounge diner with balcony, two bedrooms and a family bathroom. This property also benefits from allocated parking.

Please note the following charges: Ground rent £300 pa. Maintenance charge £1236 approx. pa.

Please contact us for further information or to confirm your viewing appointment.

## FEATURES

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LOUNGE DINER
- FEATURE BALCONY
- ALLOCATED PARKING
- SITUATED IN THE SOUGHT AFTER DEVELOPMENT OF FAIRFIELDS



## ROOM DESCRIPTIONS

### SECOND FLOOR APARTMENT

ENTRANCE HALL

KITCHEN

OPEN PLAN LOUNGE DINER

BALCONY OFF LOUNGE

MASTER BEDROOM

BEDROOM TWO

FAMILY BATHROOM

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



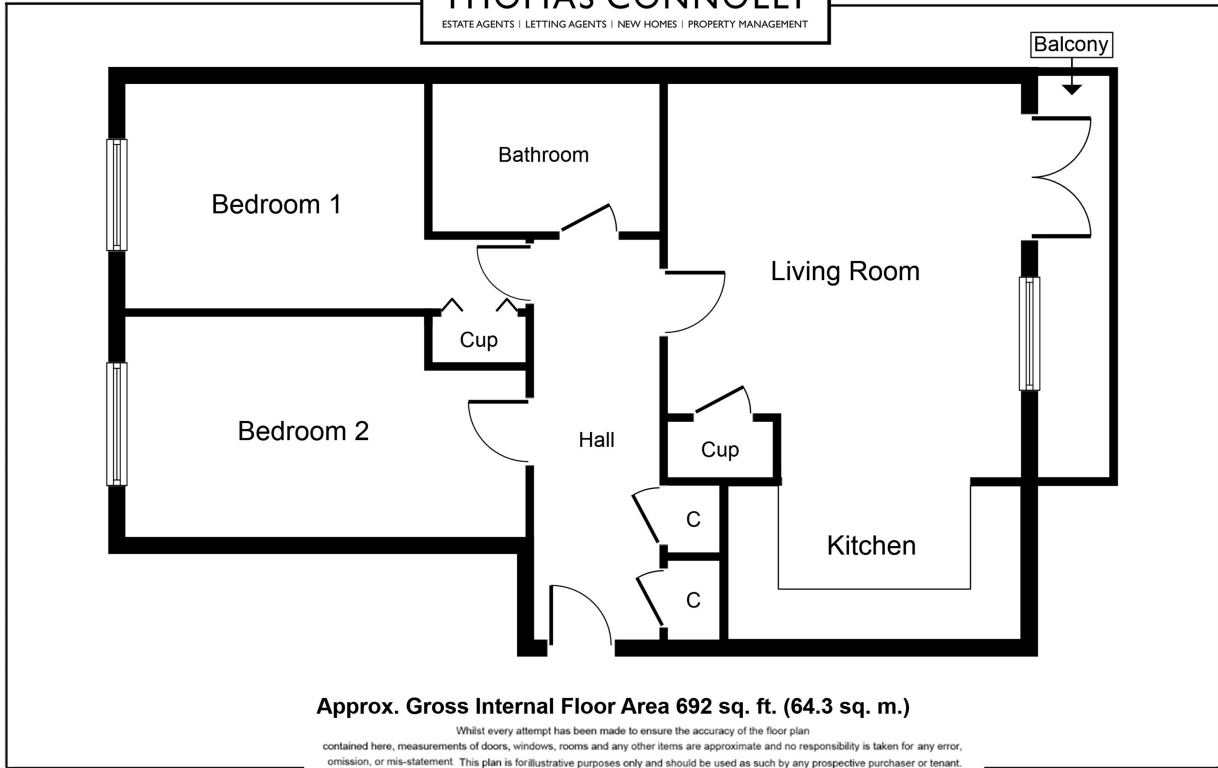






# FLOORPLAN & EPC

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**Approx. Gross Internal Floor Area 692 sq. ft. (64.3 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>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(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	