

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

FLAT 1
106 WARREN WAY
GLEBE FARM
MILTON KEYNES
MK17 8WD

For Sale | Leasehold | £205,000



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Address

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MK9 2FZ

Property Description

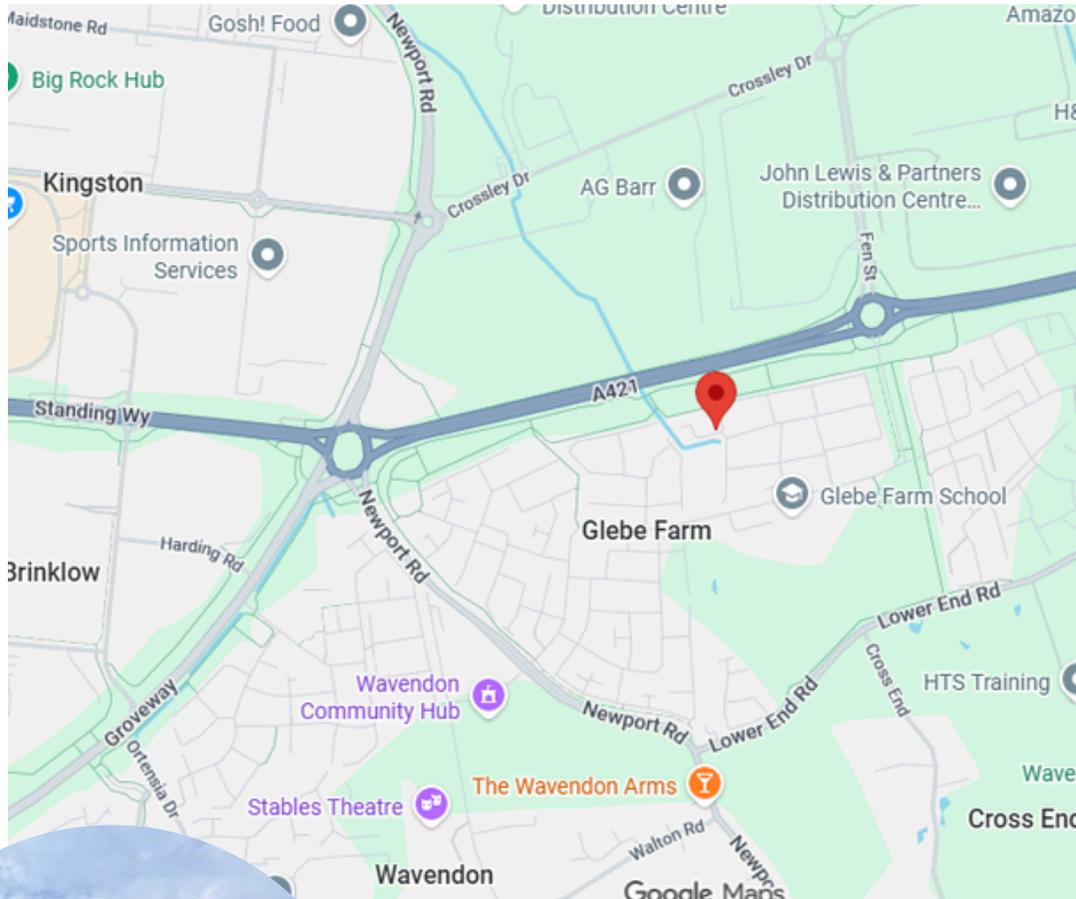
Thomas Connolly Estate Agents are delighted to present for sale this well presented one bedroom apartment situated within the highly desirable Glebe Farm development in Milton Keynes. Approximately five years old and maintained to a high standard throughout, the property benefits from its own private entrance, an outside terrace and an allocated parking space, making it an ideal first time purchase or investment opportunity.

The accommodation begins with a private entrance hall which provides access to all rooms within the apartment. The sitting room is well proportioned and enjoys good natural light, offering a comfortable space for both living and dining, with direct access onto a private outside terrace providing a pleasant outdoor seating area. The kitchen is positioned separately and fitted with a range of base and wall mounted units, providing ample worktop and storage space. The bedroom is a generous double room and benefits from a built-in wardrobe. The accommodation is completed by a modern family bathroom and a useful utility cupboard located off the hallway.



Flat 1 , 106 Warren Way, Glebe Farm, Milton Keynes, MK17 8WD

Location



Externally the property benefits from the private terrace accessed from the sitting room along with an allocated parking space. Glebe Farm is a modern and increasingly popular residential area located on the eastern side of Milton Keynes. The development is well regarded for its attractive surroundings and convenient access to local amenities. Nearby Kingston District Centre provides a wide range of facilities including supermarkets, cafés, restaurants and retail stores, while Central Milton Keynes offers extensive shopping, leisure and entertainment options. The area also benefits from excellent transport links including the A421 and M1 motorway, along with Milton Keynes Central railway station providing direct services to London Euston.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.



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Room Descriptions:

Private entrance

Open plan kitchen/sitting/dining room

11' 10" x 23' 0" (3.61m x 7.01m)

Modern bathroom

Bedroom

10' 10" x 12' 4" (3.30m x 3.76m)

Private terrace

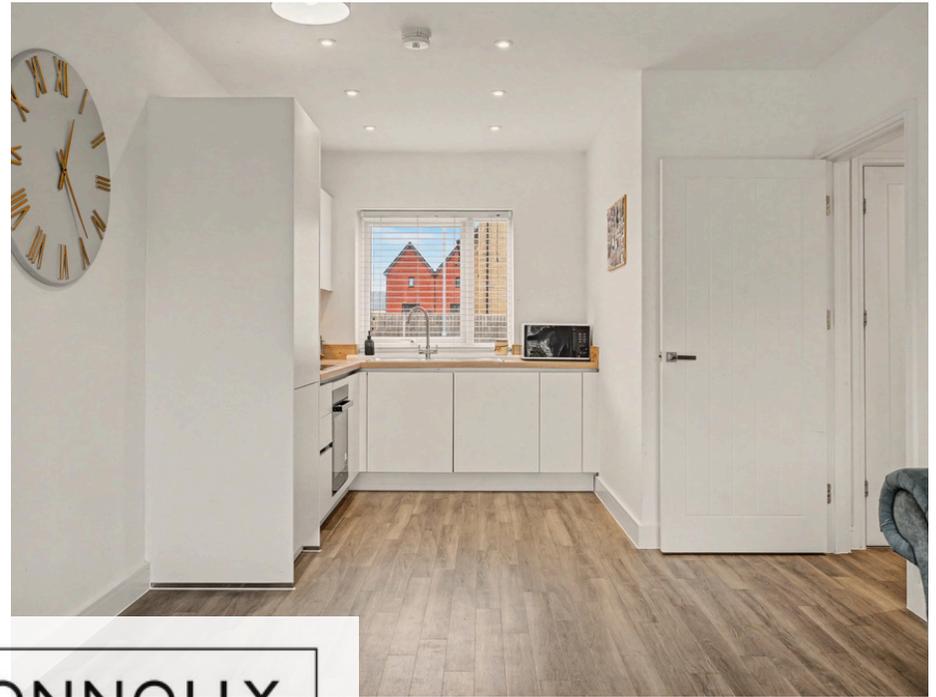
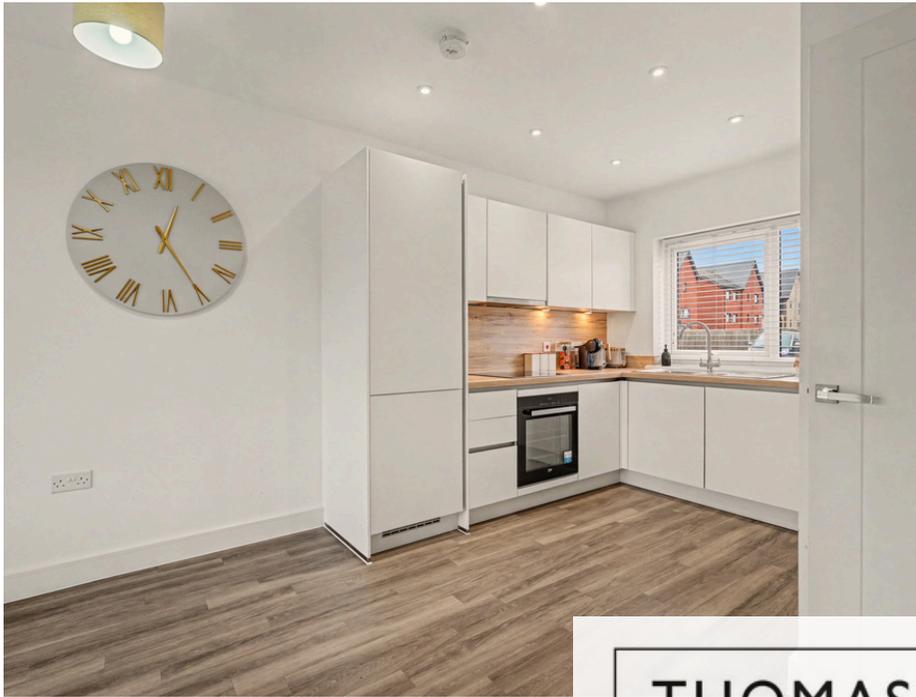
Allocated parking

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 prospective 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.

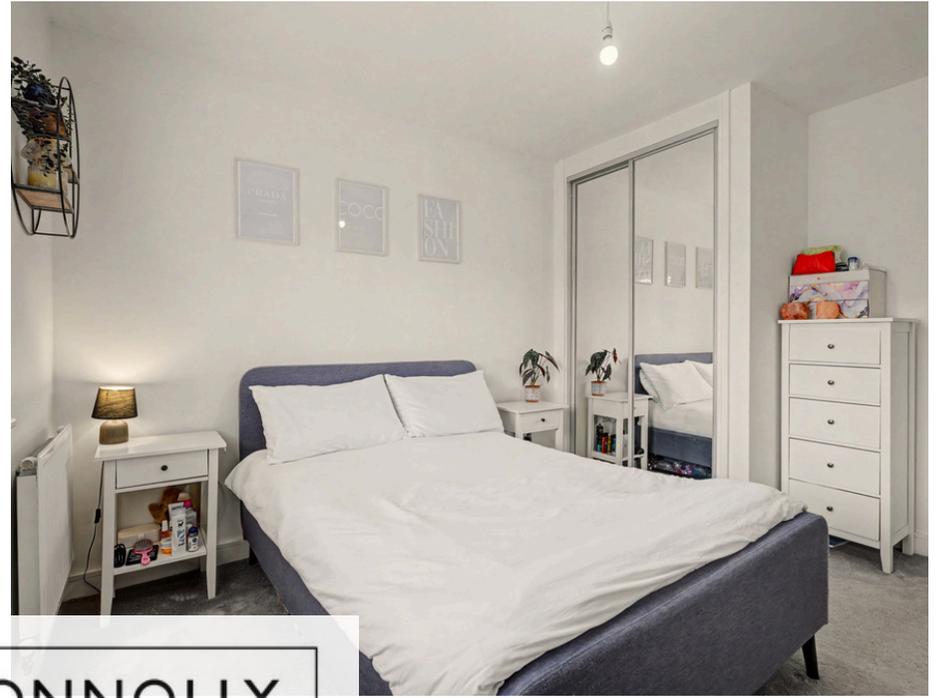
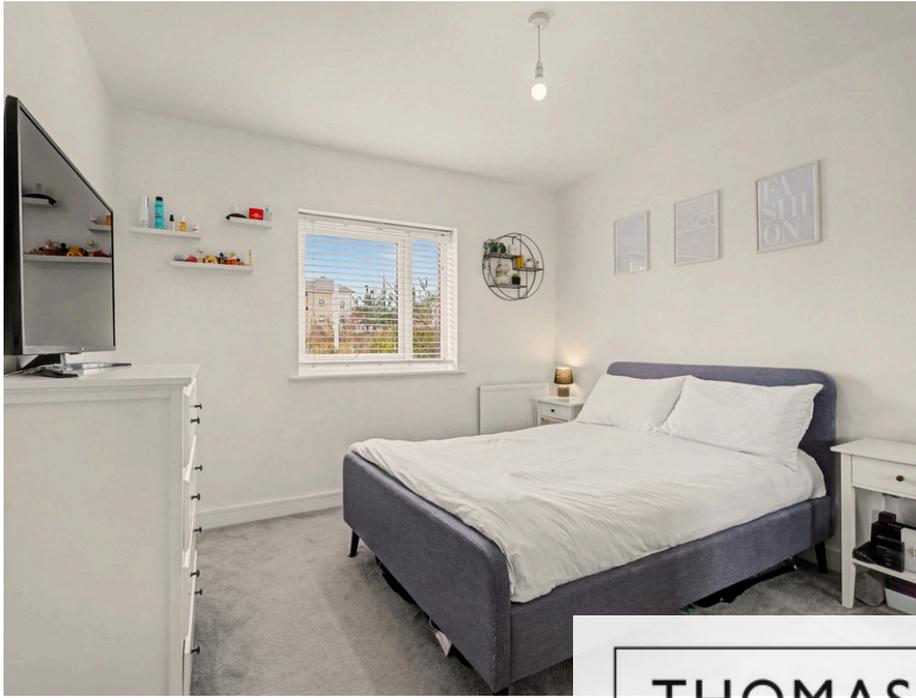




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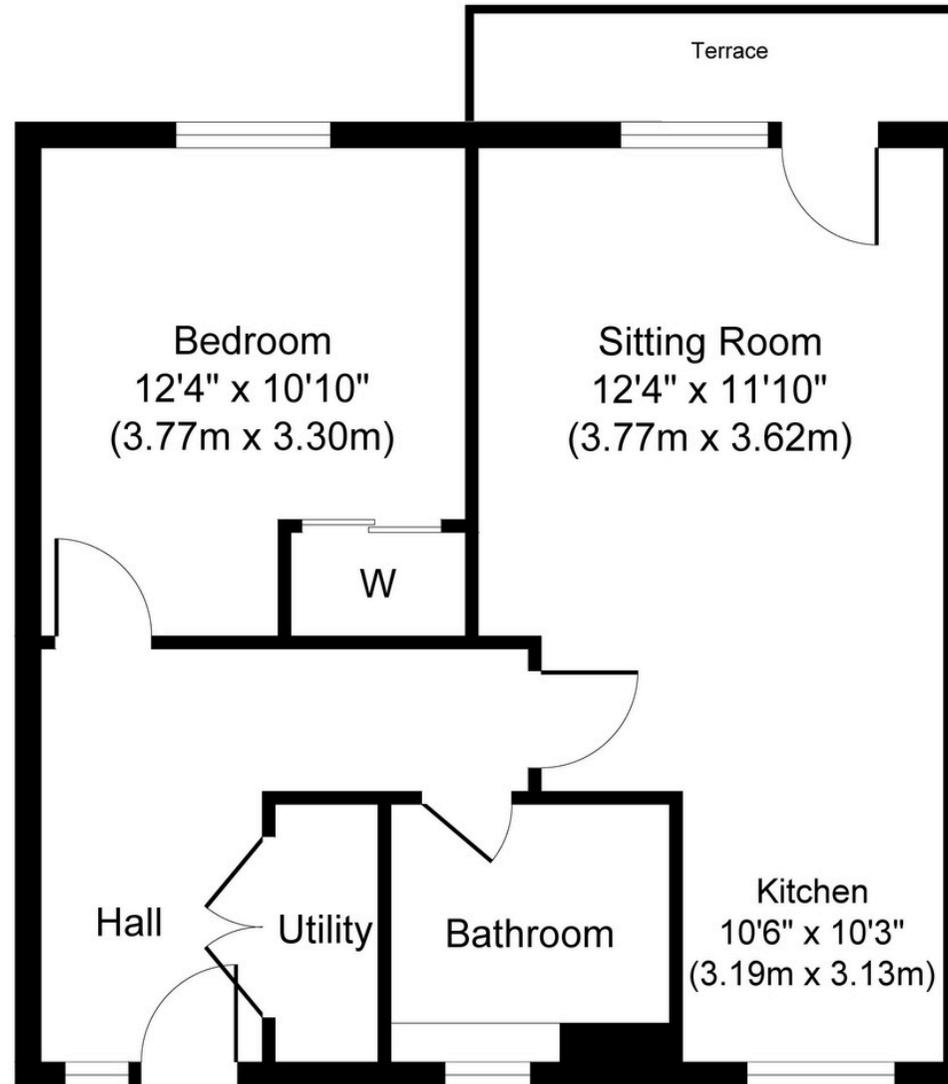


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First Floor

Approx. Gross Internal Floor Area 508 sq. ft / 47.20 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.