

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**Flat 78, 315 Sapphire House, South Row, Milton Keynes,  
Buckinghamshire. MK9 2FH**

**Guide Price £225,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

**\*CASH PURCHASE ONLY\*** Thomas Connolly Estate Agents are delighted to present this two double bedroom apartment in The Vizion, Central Milton Keynes. This area is filled with an array of amenities, ranging from local restaurants and cafes, green spaces such as Campbell Park, Central Milton Keynes shopping centre, and is in walking distance to CMK train station.

As you enter this apartment, you are greeted by an entrance hall, which leads conveniently to the family bathroom, the open plan kitchen, sitting room / dining room, which connects to the balcony. The property comes with two double bedrooms, with bedroom one offering a built in wardrobe and en-suite. The property also offers an airing cupboard, one underground allocated parking space, and 24 hour concierge service. It is offered for sale with no upper chain.

There are 132 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

- TWO DOUBLE BEDROOM APARTMENT IN CMK
- ONE ALLOCATED UNDERGROUND PARKING SPACE
- OPEN PLAN KITCHEN / DINING / SITTING ROOM
- 132 YEARS REMAINING ON THE LEASE
- 24 HOUR ON SITE CONCIERGE
- VIEWS OF COMMUNAL GARDEN
- CASH PURCHASE ONLY



## ROOM DESCRIPTIONS

### ENTRANCE HALL

### KITCHEN / SITTING ROOM / DINING ROOM

22' 5" x 10' 5" (6.83m x 3.17m)

### BALCONY

### BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m)

### FAMILY BATHROOM

6' 3" x 6' 5" (1.91m x 1.96m)

### BEDROOM ONE

13' 7" x 10' 0" (4.14m x 3.05m)

### EN-SUITE TO BEDROOM ONE

6' 4" x 5' 1" (1.93m x 1.55m) 6

### ONE ALLOCATED UNDERGROUND PARKING SPACE

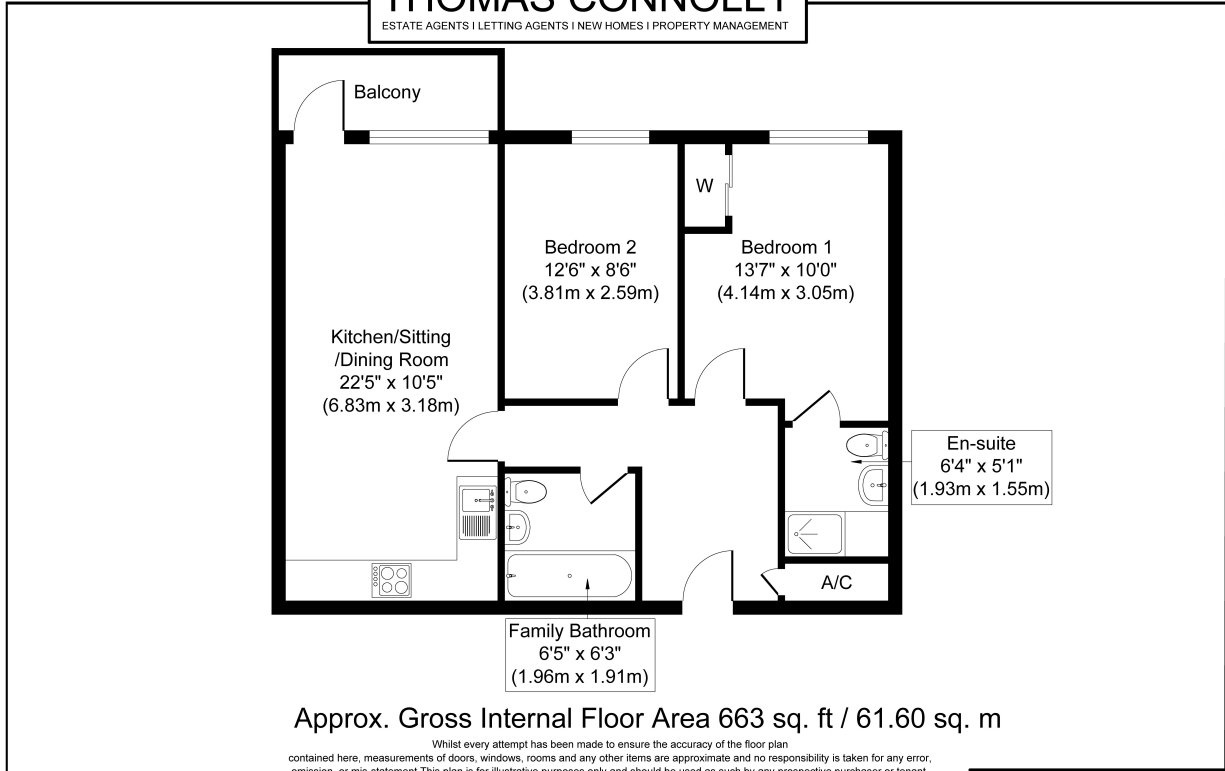






# FLOORPLAN & EPC

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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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	