

Guide Price  
£185,000  
Leasehold



**THOMAS CONNOLLY**

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT





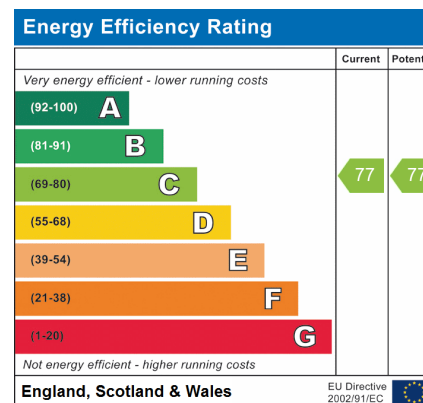
## Summary of Property

Thomas Connolly Estate Agents are pleased to present for sale this one bedroom apartment located in the popular development of The Hub, Central Milton Keynes, offering convenient access to the Shopping Centre, Central Milton Keynes Train Station, local bars, restaurants, and further amenities.

The accommodation briefly comprises; entrance hall, open-plan sitting/dining area with floor-to-ceiling windows, fitted kitchen with integrated appliances, double bedroom with built-in wardrobe, and a modern bathroom. The apartment also benefits from a private balcony and secure gated parking to the rear of the building.

Located directly within The Hub Piazza, this property is ideally positioned for city centre living with everything on your doorstep.

Please note the following charges: £150pa ground rent & £3052.31pa service charge. All figures are approximate.



## Room Descriptions

### FIRST FLOOR APARTMENT

#### ENTRANCE HALL

#### KITCHEN

9' 6" x 6' 8" (2.90m x 2.03m)

#### SITTING ROOM

17' 5" x 11' 2" (5.31m x 3.40m)

#### BALCONY OFF SITTING ROOM

#### BEDROOM

10' 6" x 11' 2" (3.20m x 3.40m)

#### BATHROOM

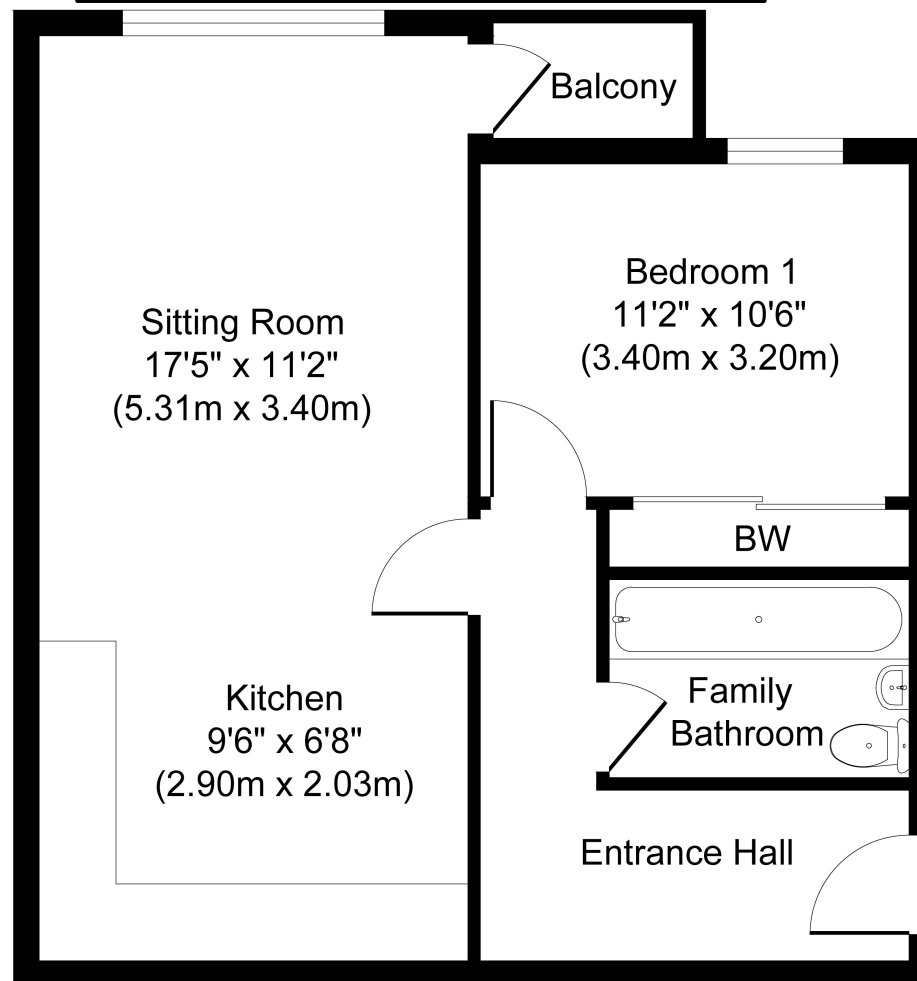
#### SECURE ALLOCATED PARKING FOR ONE CAR

#### 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 508 sq. ft / 47.15 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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