

THOMAS CONNOLLY

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FLAT 1 15 VESPASIAN ROAD FAIRFIELDS MILTON KEYNES MK11 4AG

For Sale | Freehold | £235,000



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Address

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Property Description

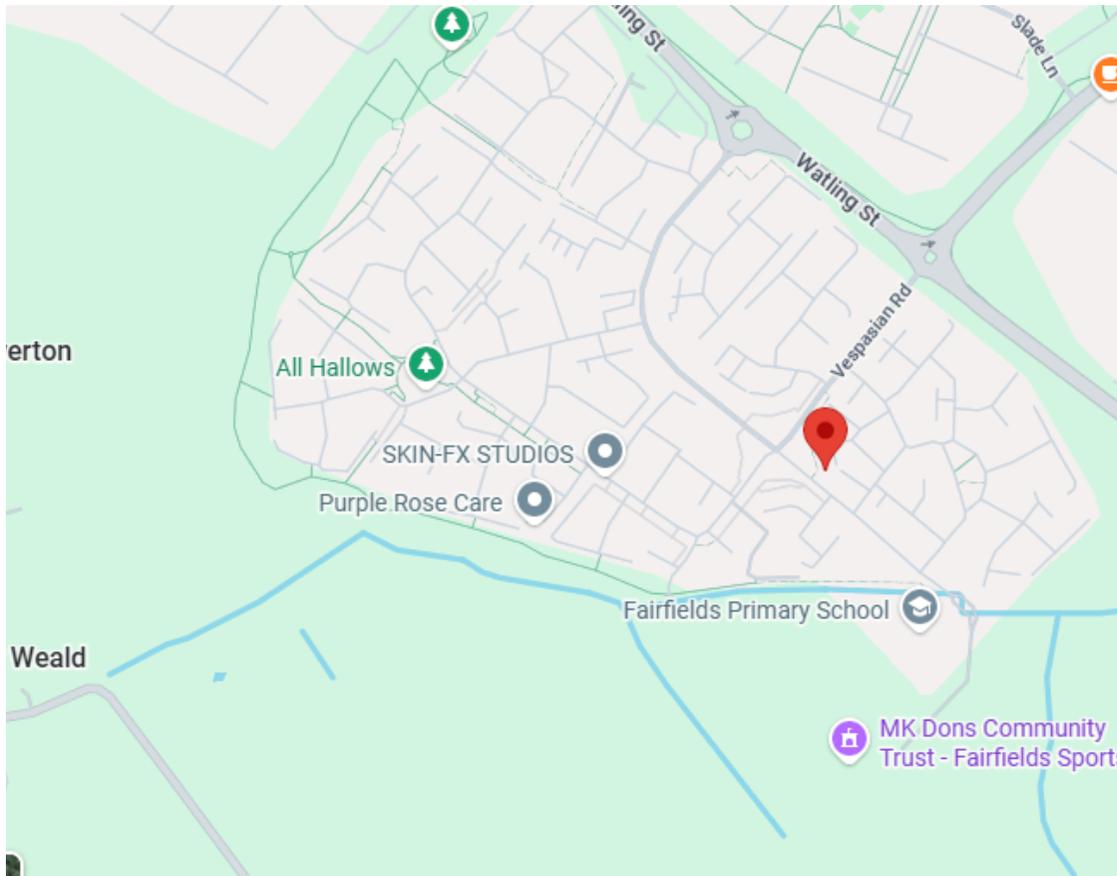
Thomas Connolly Estate Agents are delighted to present for sale this well presented two-bedroom apartment situated within the popular Fairfields development in Milton Keynes. Offering modern accommodation throughout, the property benefits from a private terrace, French doors with railing and an allocated parking space, making it an excellent opportunity for first-time buyers, investors or those seeking a well located home.

The accommodation begins with an entrance hall providing access to all rooms within the apartment. To the left is a bright and well proportioned sitting/dining room which benefits from French doors with railing, allowing for good natural light and creating an attractive living space. Positioned to the right is a separate modern kitchen fitted with a range of base and wall mounted units with ample worktop space. The apartment offers two well proportioned double bedrooms, with the principal bedroom benefitting from access to a private terrace. The second bedroom is also a comfortable double room. The accommodation is completed by a contemporary family bathroom and a useful storage cupboard located off the hallway.



Flat 1, 15 Vespasian Road, Fairfields, Milton Keynes, MK11 4AG

Location



Externally the property benefits from the private terrace accessed from the principal bedroom along with an allocated parking space. Fairfields is a modern residential development located to the western side of Milton Keynes and is well regarded for its community feel and attractive surroundings. The area offers convenient access to local amenities including shops, cafés and schooling, while nearby Stony Stratford provides a wider selection of independent shops, restaurants and public houses. Central Milton Keynes is also within easy reach offering extensive retail, leisure and entertainment facilities, along with Milton Keynes Central railway station providing direct rail 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.

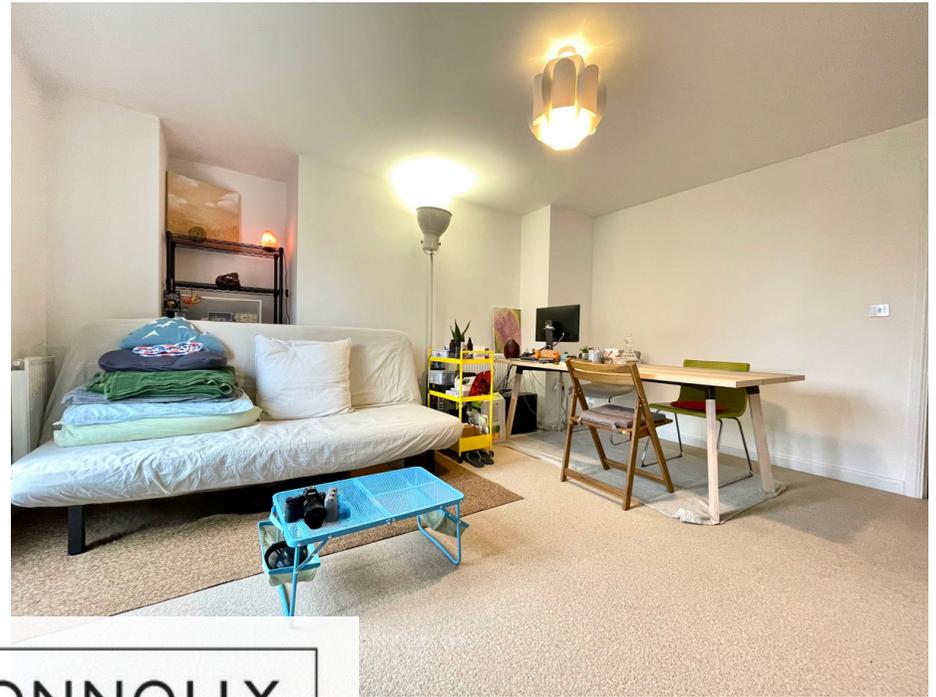
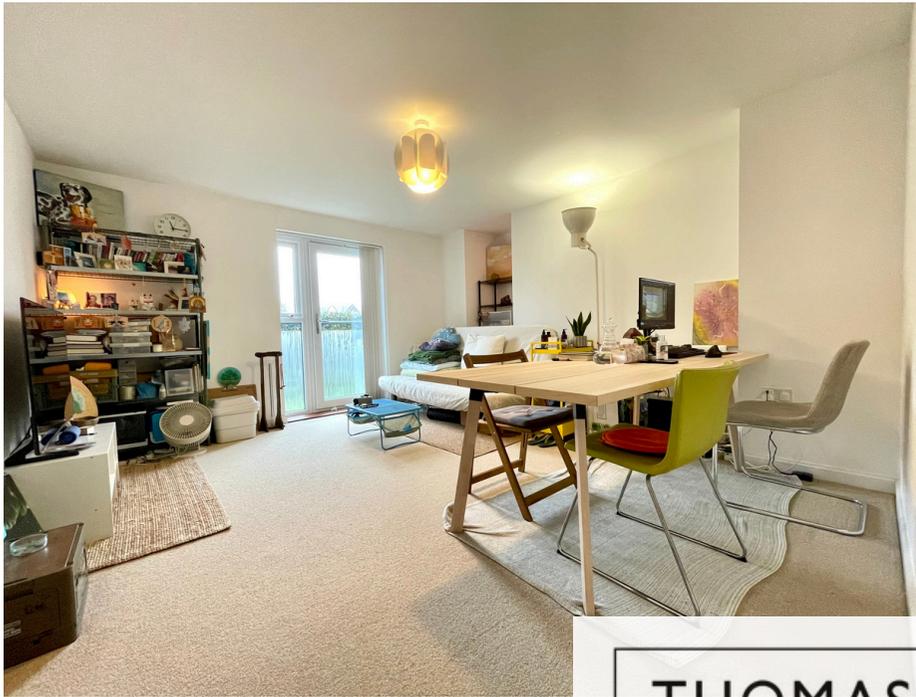


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Room Descriptions:

Entrance hall

Sitting/dining room

14' 3" x 14' 8" (4.34m x 4.47m)

Kitchen

6' 9" x 10' 0" (2.06m x 3.05m)

Family bathroom

6' 10" x 6' 10" (2.08m x 2.08m)

Second bedroom

11' 2" x 8' 9" (3.40m x 2.67m)

Principle bedroom

11' 9" x 12' 10" (3.58m x 3.91m)

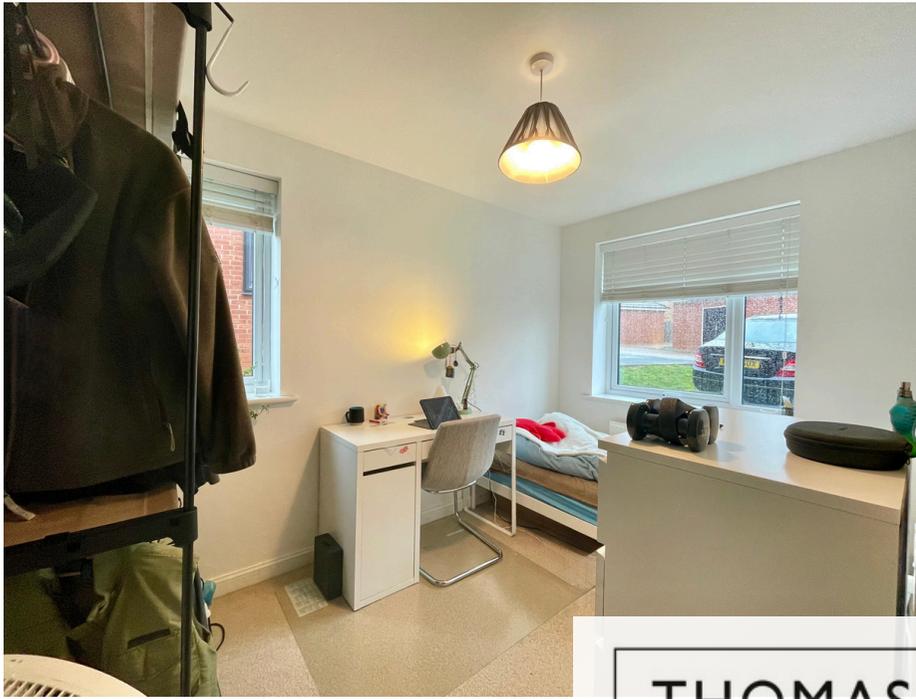
Private terrace

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 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.



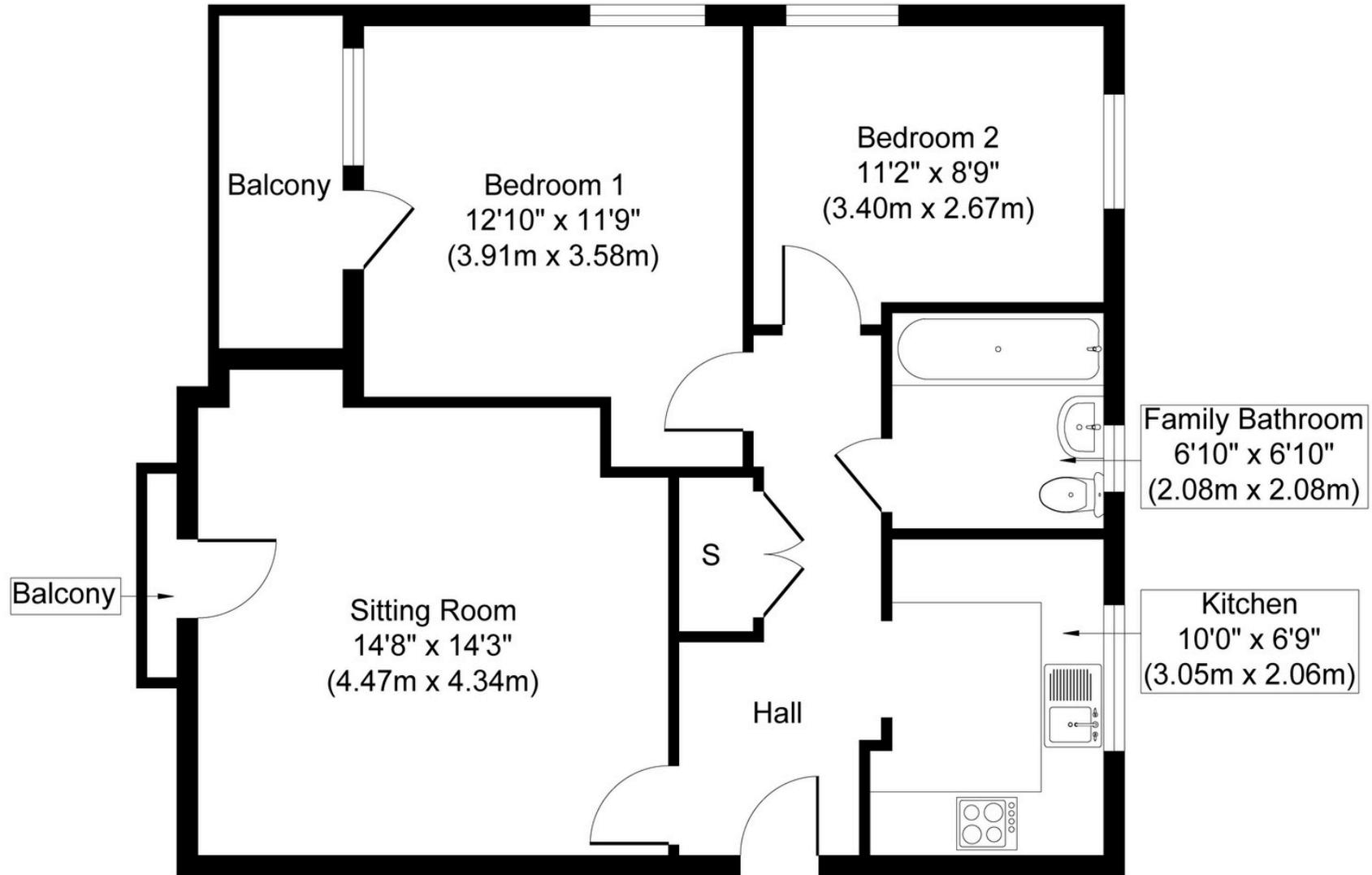


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Ground Floor

Approx. Gross Internal Floor Area 699 sq. ft / 64.93 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.