



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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ABOUT THE PROPERTY

Thomas Connolly Estate Agents are delighted to present this one bedroom, ground floor apartment situated in the highly popular location of central Milton Keynes, benefiting from close proximity of Centre:MK shopping centre, CMK train station, popular local schooling, M1 motorway links, bus routes and other further amenities.

The accommodation in brief comprises; open plan kitchen and sitting room, cloakroom, bedroom, en-suite shower room and utility room/wardrobe. This property also benefits from allocated parking for one car (permit required).

Please note the following charges: Ground rent - £600pa. Maintenance charge - £3200pa. There are 93 years left on the lease (terminates in 2116)

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

GROUND FLOOR APARTMENT

OPEN PLAN KITCHEN / SITTING ROOM
24' 9" x 9' 7" (7.54m x 2.92m)

CLOAKROOM

BEDROOM
13' 7" x 9' 7" (4.14m x 2.92m)

EN-SUITE SHOWER ROOM

UTILITY ROOM / WARDROBE
5' 2" x 4' 1" (1.57m x 1.24m)

ALLOCATED PARKING FOR ONE CAR

FEATURES

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN KITCHEN / SITTING ROOM
- CLOAKROOM AND EN-SUITE SHOWER ROOM
- UTILITY ROOM / WARDROBE
- ALLOCATED PARKING FOR ONE CAR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

