

To arrange a viewing  
please call 01908 675747



\*\*\* TENANT IN SITU \*\*\* Located within WALKING DISTANCE OF CENTRAL MILTON KEYNES and CMK TRAIN STATION is this LOVELY TWO BEDROOM APARTMENT boasting SPACIOUS LIVING AREAS, BALCONY and ALLOCATED PARKING! ENQUIRE NOW SO NOT TO MISS OUT!

The property comprises of an entrance hall, living room, kitchen/diner, two large double bedrooms, bathroom and balcony. The block has security entrance and there is parking on the ground floor.

- SECOND FLOOR
- KITCHEN/DINER
- ALLOCATED PARKING
- CLOSE PROXIMITY TO CMK
- WALKING DISTANCE TO THE TRAIN STATION
- TWO DOUBLE BEDROOMS

#### LOCATION: Conniburrow

Conniburrow is a residential area situated just north of Central Milton Keynes, with play parks, a meeting place and a variety of local shops. Conniburrow is within close proximity of Central Milton Keynes where you will find the main Shopping Centre and Theatre District. The area has two schools, Germander Park and Southwood. Secondary Education is at Stantonbury Campus.

#### SECOND FLOOR

##### Entrance Hall

Kitchen/Diner  
11'11" x 10'3"

Living Room  
17'5" x 12'0"

Master Bedroom  
12'1" x 11'11"

Bedroom 2  
11'11" x 10'0"

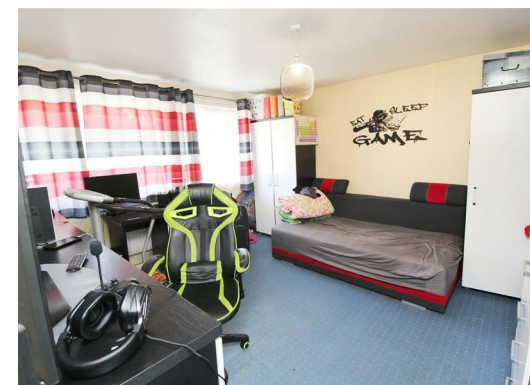
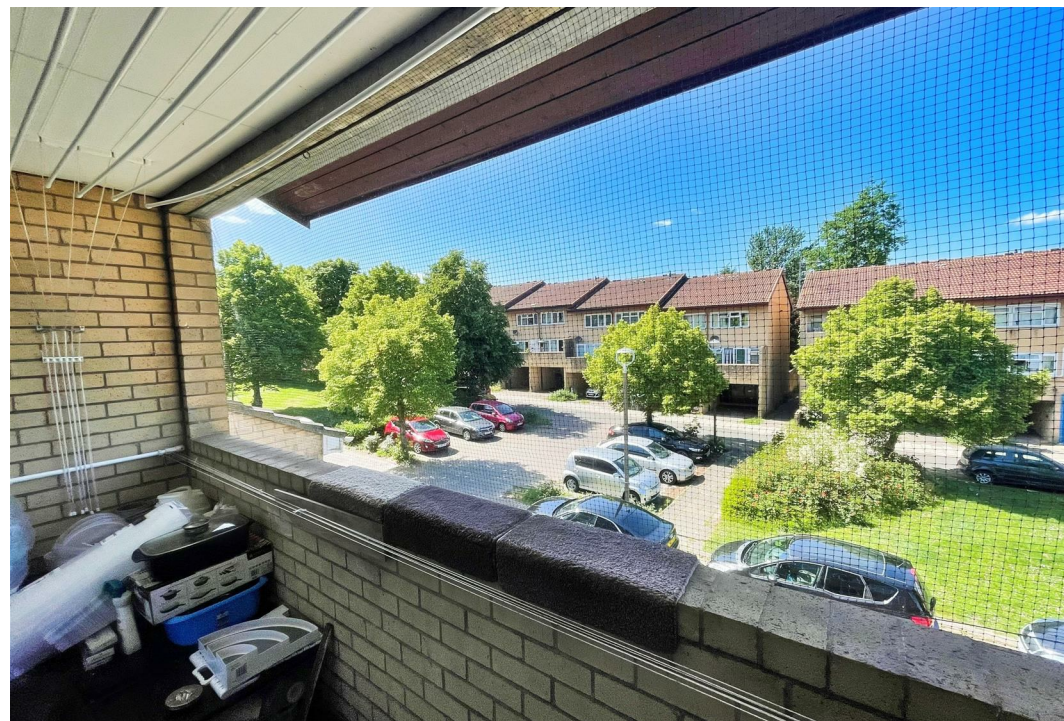
Bathroom  
6'5" x 4'11"

#### OUTSIDE

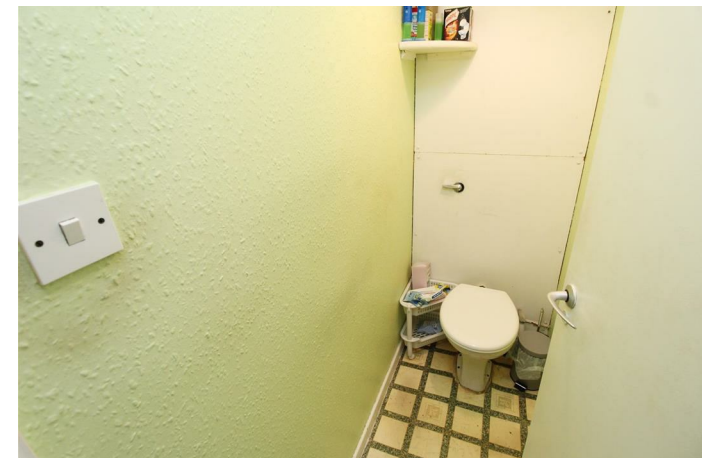
Allocated Parking

TENURE: Leasehold

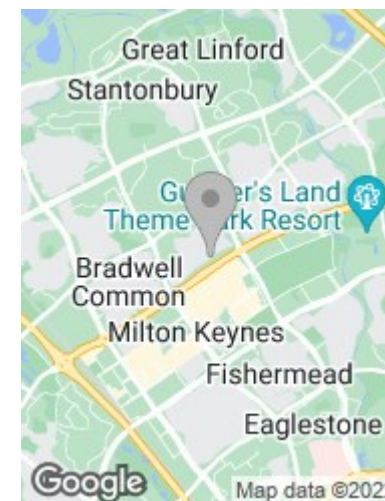
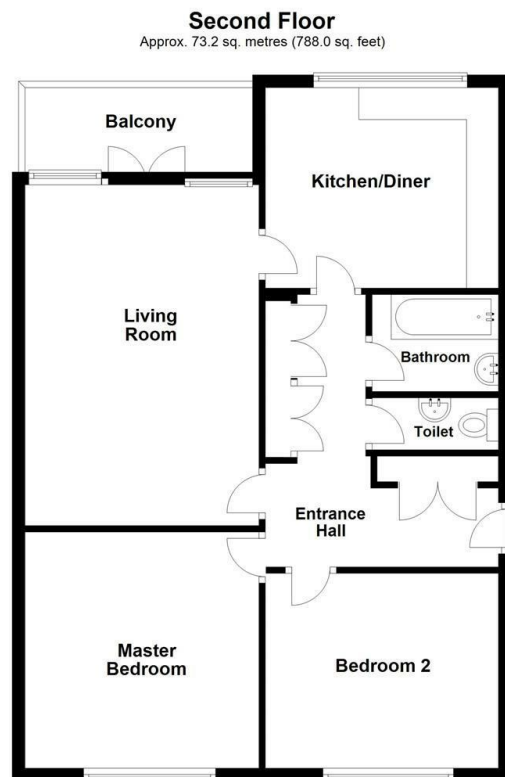
Service Charge + Ground Rent - 47.55 PCM  
Lease is 125 years starting 17th July 1989



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

