



Connells

Troutbeck
Peartree Bridge Milton Keynes

Troutbeck Peartree Bridge Milton Keynes MK6 3ED

for sale
£140,000



Property Description

Agent note: Offering excellent investment potential, the property is currently occupied by a tenant paying £850 per calendar month and benefits from a substantial lease term of approximately 166 years remaining.

Located in the ever-popular area of Peartree Bridge, this well-proportioned one-bedroom upper floor apartment offers comfortable accommodation throughout and represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a spacious living room with ample room for both lounge and dining furniture, creating a versatile and welcoming living space. The separate kitchen is bright and functional, fitted with a range of wall and base units, tiled flooring, and plenty of storage and preparation space.

The accommodation is accessed via a central hallway, providing access to all rooms. The bedroom is a generous size and benefits from a window to the side, radiator, carpeted flooring, and useful storage space. Completing the accommodation is a light and airy bathroom fitted with a bath, wash hand basin, and WC.

Ideally situated close to local amenities, transport links, and scenic canal-side walks, this property offers convenient living in a desirable Milton Keynes location.



Entrance Hall

Welcoming entrance hall providing access to all accommodation and offering space for coats and footwear.

Living Room

A bright and spacious reception room with ample space for both living and dining furniture, creating a comfortable and versatile area for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base units, offering practical storage and worktop space. Benefiting from tiled flooring and natural light, creating a bright and functional environment

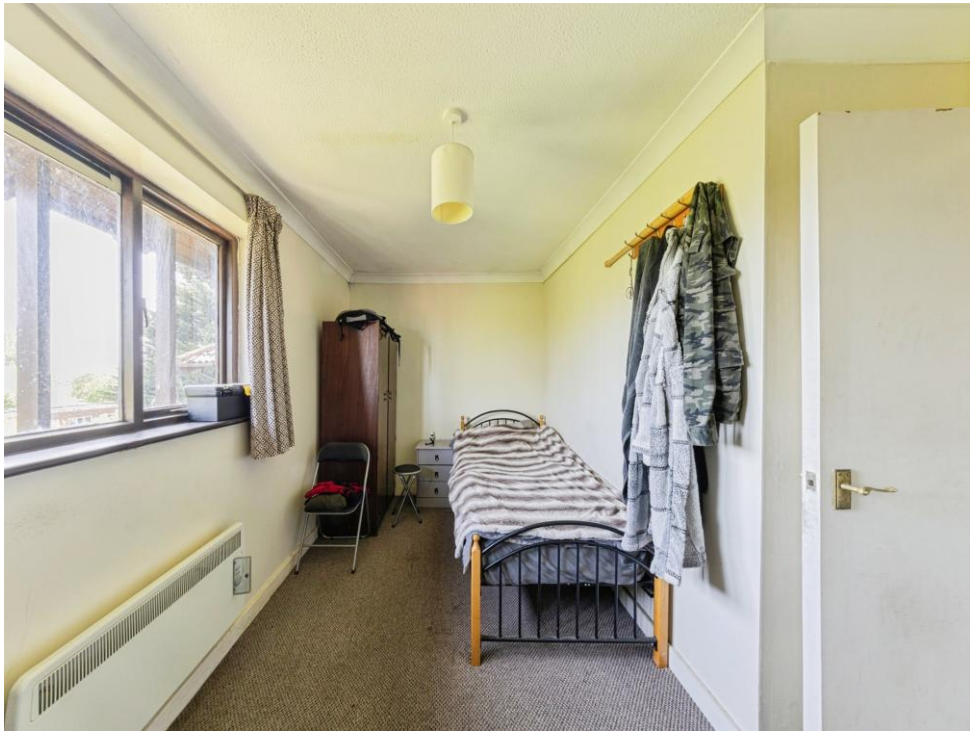
Bedroom

A well-proportioned double bedroom featuring carpeted flooring, a window to the side aspect, radiator, and useful storage space.

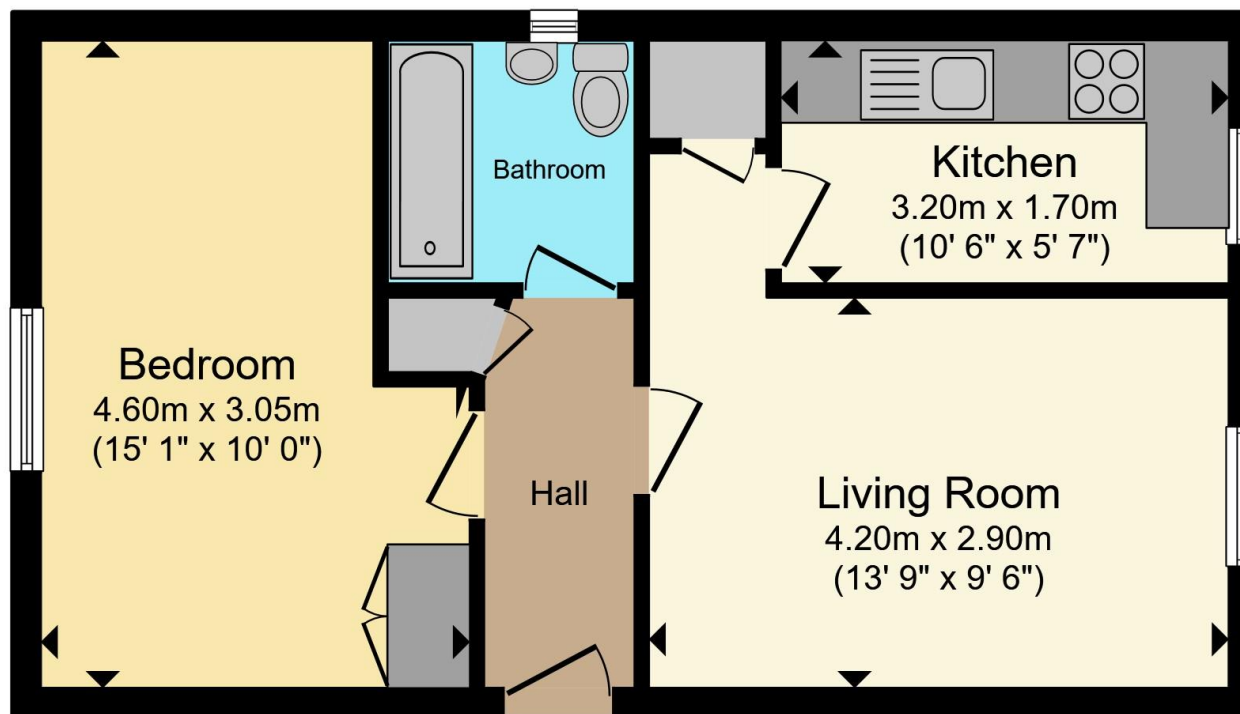
Bathroom

A light bathroom fitted with a bath, wash hand basin, and low-level WC, providing all the essentials for modern living









Total floor area 40.7 m² (438 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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