



Connells

Vellan Avenue
Fishermead Milton Keynes



Property Description

Situated in the popular residential area of Fishermead, this spacious upper floor one bedroom apartment offers generous accommodation throughout, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offered unfurnished, the property provides a blank canvas ready for a new owner to make it their own.

The apartment boasts well-proportioned, light-filled rooms complemented by attractive wooden flooring, creating a bright and airy feel throughout. The kitchen is equipped with a range of wall and base units, a gas hob, integrated oven, sink, and tiled splashback, providing a good space needed for everyday living. The modern bathroom has been finished with stylish marble-effect and comprises a bath with shower over, wash hand basin and WC. Conveniently located close to Central Milton Keynes, local amenities and excellent transport links, this apartment combines generous living space with a highly accessible location. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Area

Fishermead is a well-established residential area situated just a short distance from Central Milton Keynes. The location offers excellent access to local shops, schools, parks and everyday amenities, while Centre:MK, Milton Keynes Central railway station and major road links including the M1 are all within easy reach. The area is ideal for commuters, first-time buyers and investors seeking convenience and connectivity.

Entrance Hall

Welcoming entrance hall providing access to all principal rooms, with useful storage space and wooden flooring.

Living Room

A generously proportioned reception room offering plenty of space for both living and dining furniture. Bright and airy with wooden flooring and large windows allowing an abundance of natural light.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and a tiled splashback. Features a gas hob, integrated oven, sink with drainer and space for additional appliances.

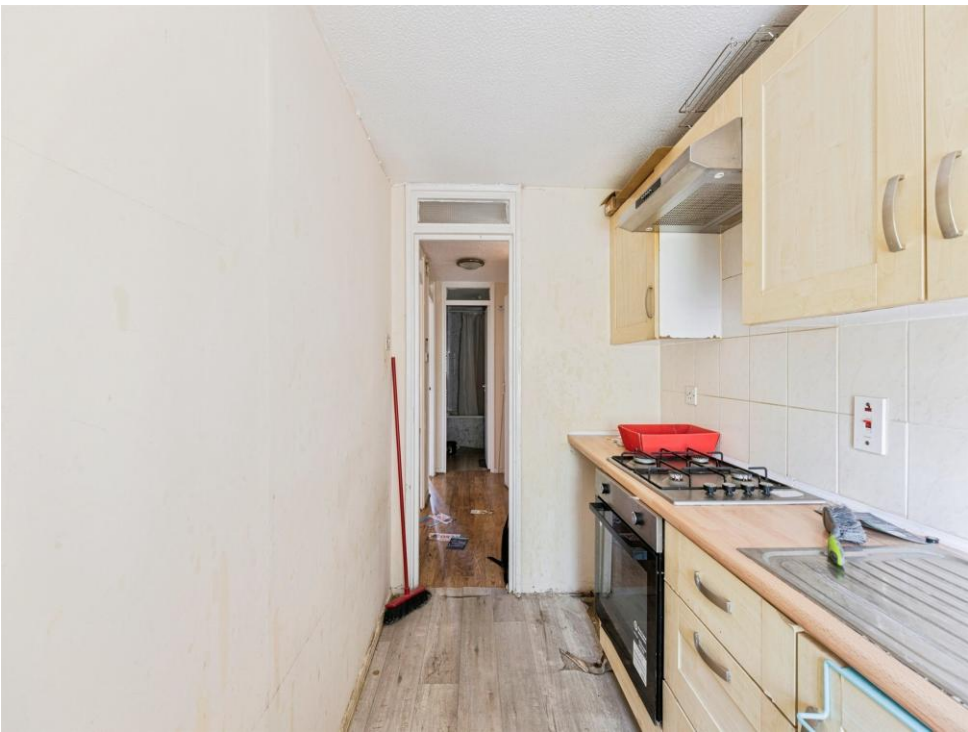
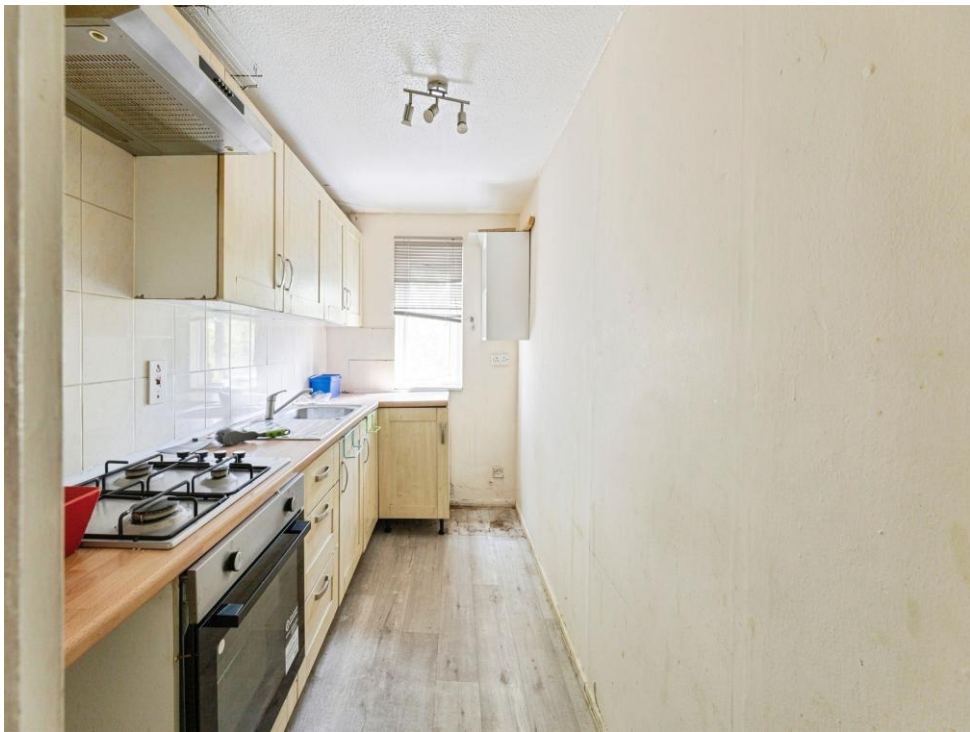
Bedroom

A spacious double bedroom with wooden flooring and ample room for freestanding furniture. Bright and well presented.

Bathroom

Modern bathroom fitted with stylish marble-effect design, comprising a panelled bath with shower over, wash hand basin and WC, creating a clean and contemporary finish.









Total floor area 56.5 m² (608 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



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

view this property online connells.co.uk/Property/MKN321602

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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Property Ref: MKN321602 - 0003