



Connells

Tyhurst
Middleton Milton Keynes



Property Description

Connells Estate Agents are delighted to offer for sale this two bedroom upper floor flat in the very popular and sought after area of Middleton.

The accommodation includes a secure communal entrance area, open plan lounge, dining and kitchen, two bedrooms and a bathroom.

Please see the floorplan for an indicative view of room layouts and also the full range of photographs. For further information and to arrange your viewing call Connells 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

Middleton is widely regarded as one of Milton Keynes' most popular and sought after areas, and provides a great area for families to live. There are very well regarded primary and secondary schools in Middleton and the nearby Oakgrove.

Milton Keynes town centre and all of its amenities is a short drive away. Here you will find Centre:MK with its wide range of retail outlets, the Xscape building and Theatre District - with entertainment and recreational facilities. Milton Keynes Central railway station offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Junction 14 of the M1 is also a short drive away providing good road links, and the area is well served both public transport and cycle redways.

Local amenities with a range of shops can be found in nearby Oakgrove, Broughton and Willen. Kingston retail park has a selection of well-known shops and a large Tesco supermarket, as well as some restaurants.

Middleton also benefits from being within walking distance of both Willen Lake and Ouzel Valley park, providing lake and river side walking routes through parkland.

Entrance Hall

Kitchen / Diner / Living

14' 6" max x 15' 7" max (4.42m max x 4.75m max)

Bedroom 1

9' 5" max x 15' 3" max (2.87m max x 4.65m max)

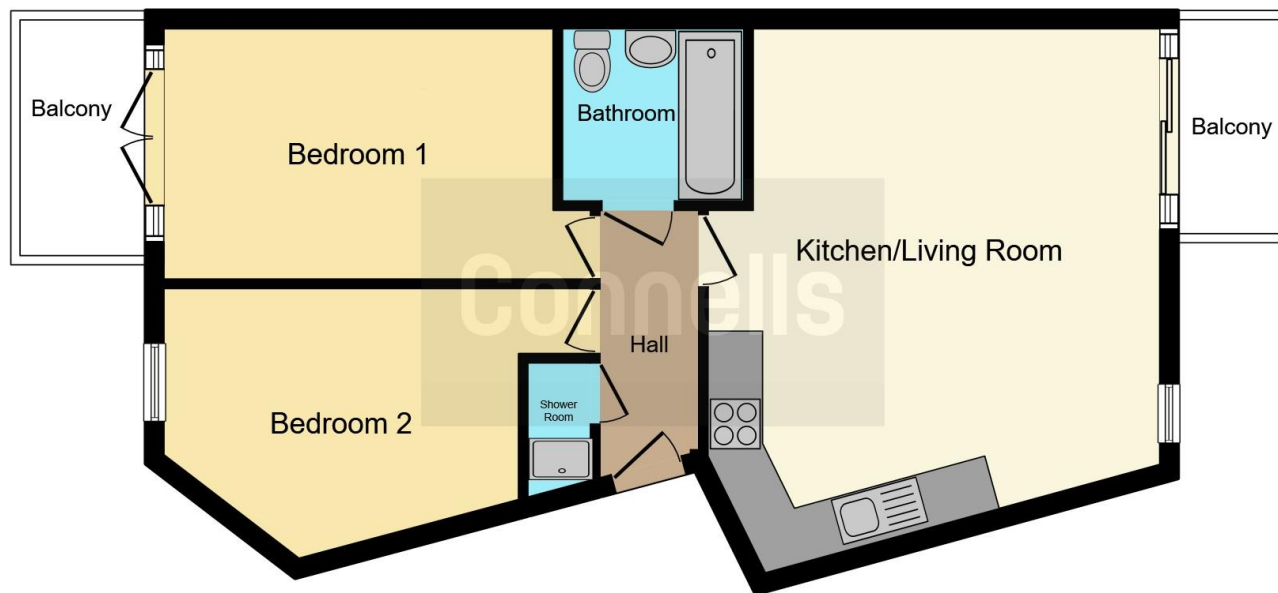
Bedroom 2

15' 9" max x 7' 5" max (4.80m max x 2.26m max)

Bathroom

Gardens





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2640.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/MKN321520](https://www.connells.co.uk/Property/MKN321520)

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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