



**Connells**

Grace Avenue  
Oldbrook Milton Keynes



## Property Description

Connells Estate Agents are delighted to be able to present to the market a three bedroom maisonette with accommodation over two floors, located in the ever popular area of Oldbrook - a short distance away from Milton Keynes city centre and the mainline railway station that offers regular and direct links into London Euston.

The accommodation includes an entrance area with stairs leading up to the first floor landing, where you will find bedroom 3, living room and kitchen. The top floor offers two bedrooms, a bathroom and a separate WC. Outside to the rear of the building there is an allocated parking space.

Please see the floorplan for an indicative view of room layouts and measurements. To fully appreciate this property please call Connells Estate Agents to arrange your viewing on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

## The Area

Oldbrook is a popular and sought after area within Milton Keynes. The location allows walking distance into the town centre, which offers a wide range of retail, recreational and entertainment facilities.

In the town centre you will find Centre:MK offering access to well known high street shops, as well as the theatre district and Xscape building offering access to a range of restaurants, bars, a cinema and other entertainment facilities.

The mainline train station is also within walking distance, which offers regular and direct links into London Euston with journey times of approximately 30-35 minutes, making this an ideal location for commuters. Milton Keynes also offers great access to main trunk roads, such as the A5, A421, A422 and A509. Junctions 13 & 14 of the M1 also connect to Milton Keynes.

There are a number of retail parks that are also within a short drive, where you will also find large supermarkets. Oldbrook is on a regular bus route offering routes across the town.

**Entrance Hall**

**Living Room**

**Kitchen**

**Bedroom 3**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

**W.C**

**Allocated Parking Space**

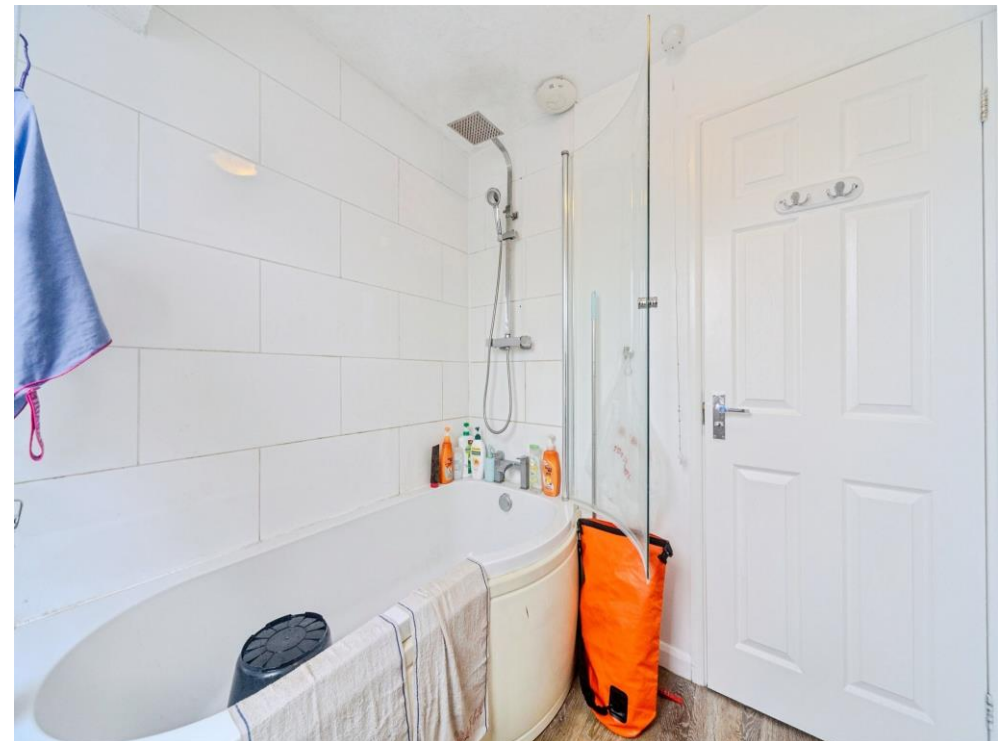
### **Agents Note**

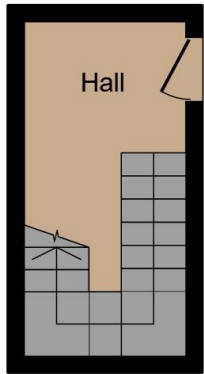
Please note we have been advised of the following charges:

£118.00 Ground Rent per year payable to Home Ground Management Limited

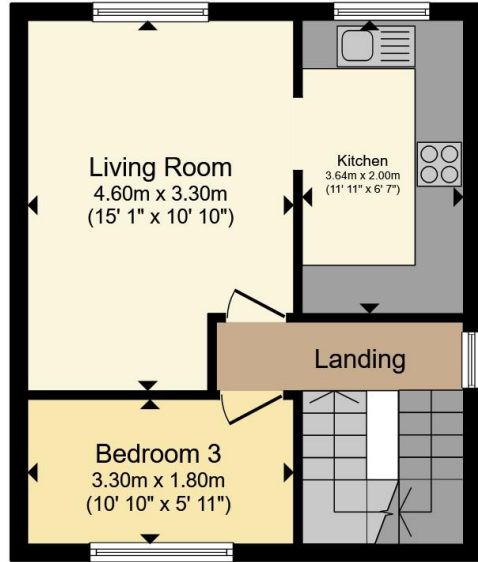
£1600.00 Service Charge per year payable to FirstPort

The lease terms are 999 years from 1st January 1991.

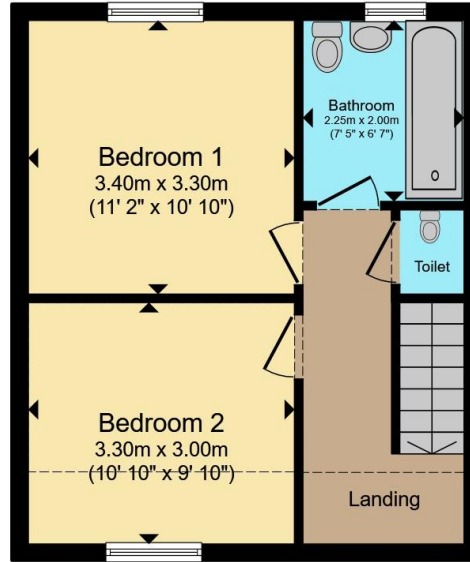




Ground Floor



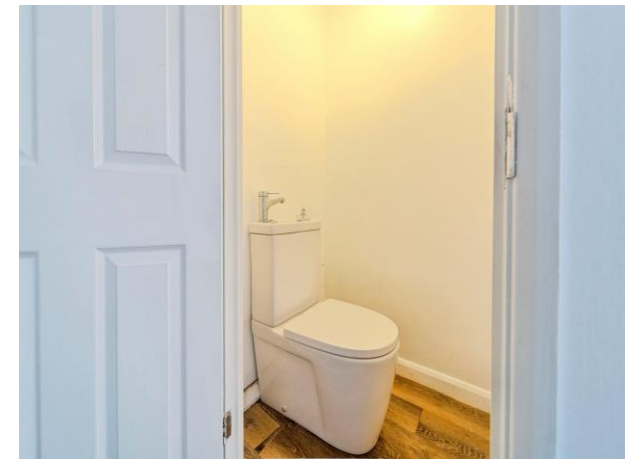
First Floor



Second Floor

Total floor area 78.5 m<sup>2</sup> (845 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

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1600.00

Ground Rent:  
118.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN320988](https://www.connells.co.uk/Property/MKN320988)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: MKN320988 - 0004