



View of block



£199,995

Located on a modern development in Fenny Stratford is this two double bedroom ground floor apartment. The property boasts an en-suite to main bedroom, a balcony off the lounge/diner overlooking the Grand Union canal, as well as a kitchen, family bathroom and two allocated gated parking spaces.

Property Description

ENTRANCE

Steps to communal area.

COMMUNAL AREA

Lift and stairs to all floors. Steps down to allocated parking, communal bike shed.
Door to:

ENTRANCE HALL

Doors to bathroom, bedrooms and lounge/diner. Intercom. Door to airing cupboard housing hot water tank and linen shelf, radiator.

LOUNGE/DINER

Double glazed window and door to balcony. Radiator, flows through to kitchen.

BALCONY

Balcony with canal views, decked flooring, enclosed by steel railings.

KITCHEN

Range of base and eye level units with roll edge work surface, stainless steel one and a half bowl sink unit with mixer tap, space for washing machine, space for slimline dishwasher, built in electric oven with gas hob, space for fridge/freezer, ceramic tile flooring, complementary tiling.

BEDROOM ONE

Double glazed window to side aspect. Radiator, door to en-suite.

EN-SUITE

Pedestal wash hand basin with tiled splash back, low level w.c. radiator, wood effect flooring, extractor fan, shower cubicle with splash back tiling.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BATHROOM

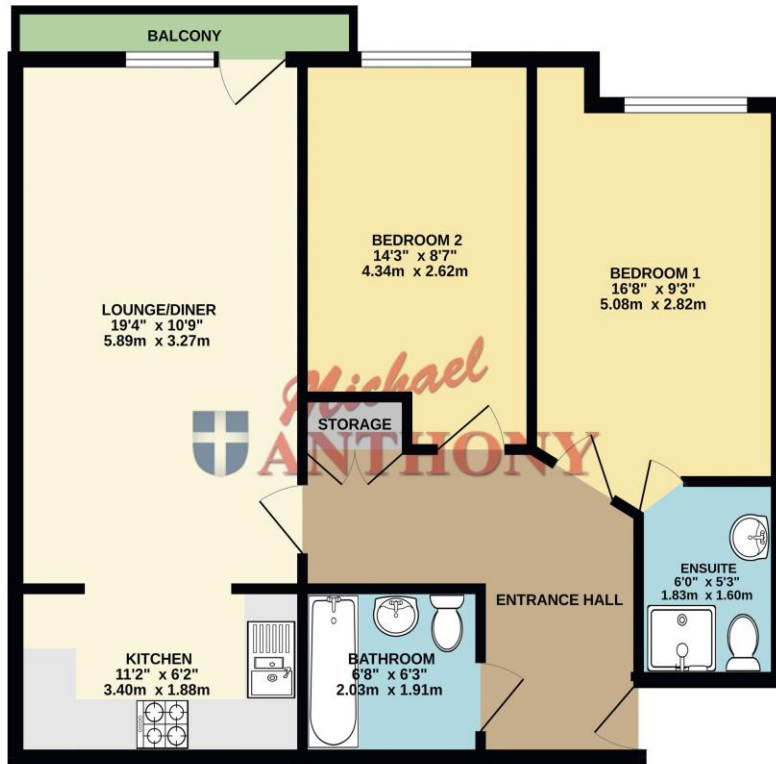
Pedestal wash hand basin with splash back tiling, low level w.c. radiator, panelled bath with mixer tap, shower attachment over and splash back tiling, wood effect flooring, extractor fan.

OUTSIDE

PARKING

Two allocated parking spaces in a gated car park.

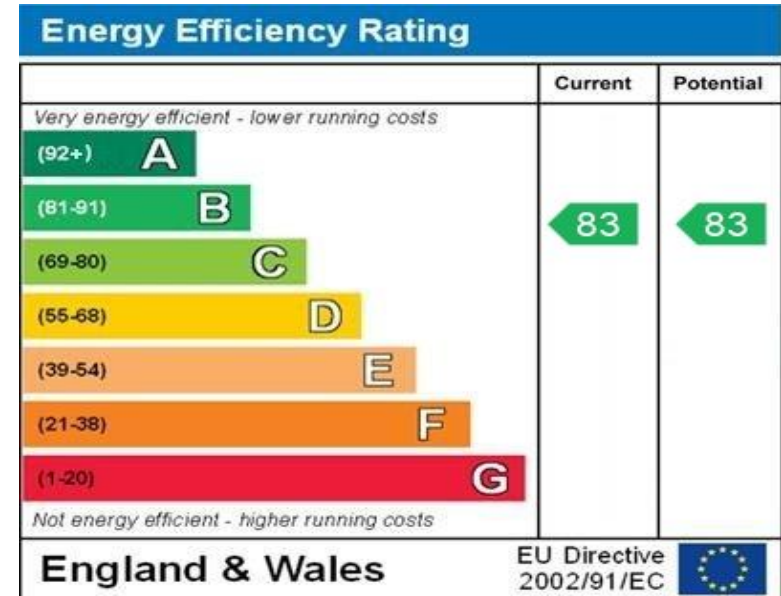
GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



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