













Guide Price £220,000 Located on the Bletchley Park development is this two bedroom ground floor apartment. The property offers secure intercom entry, an open plan lounge/diner, kitchen, en-suite to main bedroom and family bathroom. The property includes permit parking and being in walking distance to Bletchley train station - perfect for investors or commuters.

# **Property Description**

#### **COMMUNAL ENTRANCE**

Stairs rising to all floors, double glazed door to communal gardens.

#### **ENTRANCE**

Door to:

#### **ENTRANCE HALL**

Two storage cupboards, doors to bedrooms, bathroom and lounge, security intercom, airing cupboard housing hot water tank.

#### LOUNGE

Double glazed window to side aspect. Two electric heaters, flow through to kitchen.

### **KITCHEN**

Fitted with a range of wall-mounted and base units with work surface over, stainless steel sink and drainer unit with mixer tap, built-in: electric oven with hob and extractor over, fridge freezer, washing machine and dishwasher.

## **BEDROOM ONE**

Double glazed window to front aspect. Electric heater, fitted wardrobe, door to ensuite.

#### **EN-SUITE**

Low level WC, pedestal wash hand basin with mixer tap, walk-in shower unit with splashback tiling, spotlights, extractor fan, heated towel rail.

#### **BEDROOM TWO**

Double glazed windows to front and side aspects. Fitted wardrobe, electric heater.

# **BATHROOM**

Obscure double glazed window to front aspect. Low level WC, pedestal wash hand basin with mixer tap, extractor fan, panelled bath with shower unit with mixer tap and splashback tiling, shaving point, heated towel rail, spotlights.

#### OUTSIDE

**PARKING** 

Permit parking.

#### **COMMUNAL GARDENS**

#### GROUND FLOOR 762 sq.ft. (70.8 sq.m.) approx.



	Current	Potentia
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80)	73	
(55-68)		
(39-54)		
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs		

WWW.EPC4U.COM

TOTAL FLOOR AREA. 762 sq. ft. (7.0.8 sq. m.) approx.

Writis evey steeping has been made to ensure the accessor of the topolise contained here, measurement of door, visidove, sooms and any other items are approximate and no respinsibility is staten for any entrements. This plan is not illustrative purposes only and should be used as such by any prospective purchaser. This services will be disturbed purposes only and should be used as such by any prospective purchaser. This services are such as the services of the service

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 obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor References to the Tenure of the