







**£200,000**

Located in central Bletchley is this two-bedroom third-floor apartment. The property comprises an entrance hall, open plan living with a modern kitchen and Juliet balcony, two double bedrooms with an en-suite to the main and a family bathroom. Further benefits include gated allocated parking.

# Property Description

## COMMUNAL ENTRANCE

Secure communal entrance.

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Storage cupboard housing boiler, further storage cupboard , doors to all rooms.

## LOUNGE/KITCHEN/DINER

Double glazed windows to rear and side aspects, double glazed doors to balcony. Fitted with a range of base and eye level units with square edge work surface and upstand over, integrated: dishwasher, washing machine, microwave, oven and gas hob with extractor over, and fridge freezer; one and a half bowl porcelain sink, Karndean flooring, two radiators.

## BEDROOM ONE

Double glazed windows to rear and side aspects. Radiator, door to en-suite.

## EN-SUITE

Low level WC, tiled floor, tiled shower cubicle, heated towel rail, pedestal wash hand basin, splashback tiling.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Bath with shower over and mixer taps, tiled floor, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, splashback tiling, tiled floor.

## OUTSIDE

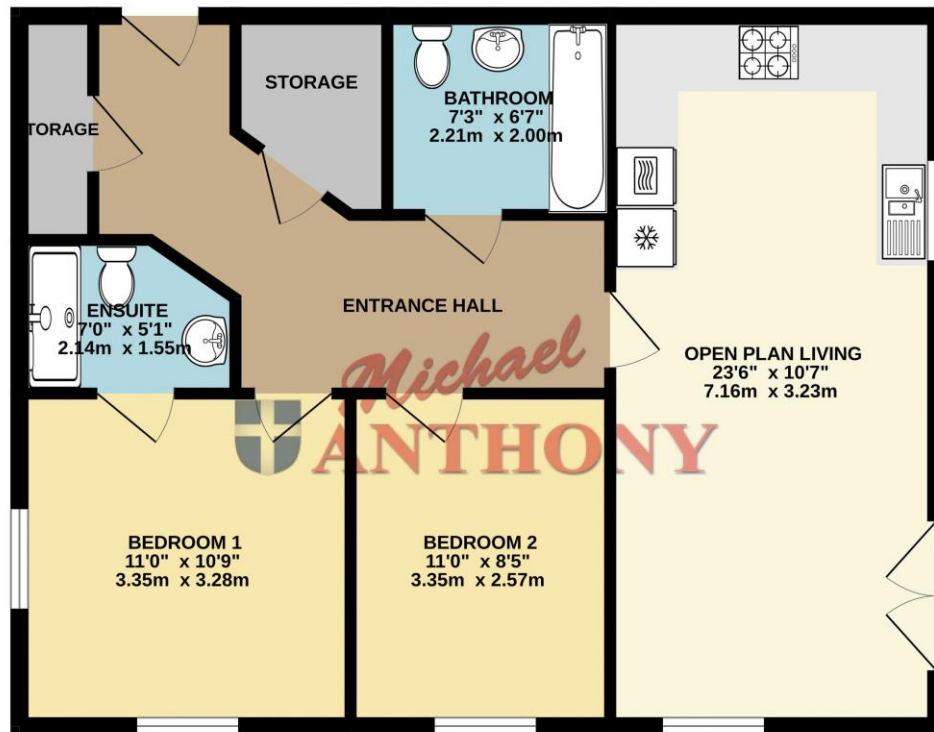
## PARKING

One allocated parking space located in a secure gated car park.

## COMMUNAL GARDEN

Access to communal garden.

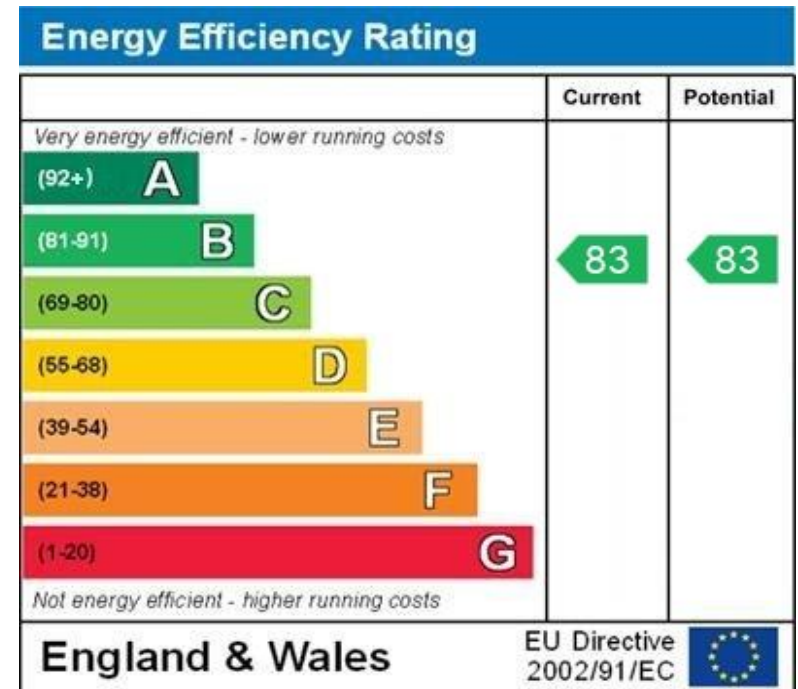
THIRD FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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