





Property Description

Offered to the market with no onward chain is this immaculately presented two bedroom top floor apartment located in the highly desired 'Newton Leys' development.

This spacious property offers the best of modern living with an open-plan living area/diner room/kitchen with a door that opens out onto a balcony offering picturesque views over the roof tops and into the countryside.

Other benefits of the property include an allocated parking space and an en-suite to the master bedroom.

In regard to the location, the property is situated near to local amenities including shops and schools and also offers easy access to various commuter links namely Bletchley mainline train station and the A5 and M1 road links.

This apartment really is the ideal first time buy or investment purchase and needs to be viewed to be fully appreciated.

Accommodation comprises entrance hall, open-plan kitchen, diner and kitchen with a balcony, two double bedrooms with an en-suite to the master and a family bathroom. Outside there is also allocated parking for one car.



Entrance Hall

Laminate flooring. Wall mounted gas radiator. Three built-in storage cupboards. Loft hatch.

Living/Kitchen

20' x 16' 7" (6.10m x 5.05m)

Enter from entrance hall. Laminate flooring. Two double glazed windows to front aspect. Wall mounted gas radiator. Door to access the balcony. Integrated oven, fridge freezer and dishwasher. Four ring gas hob.

Master Bedroom

13' 2" x 12' 8" (4.01m x 3.86m)

Enter from entrance hall. Carpeted flooring. Double glazed window to side aspect. Wall mounted gas radiator.

En-Suite

Enter from master bedroom. Laminate flooring. Extractor fan. Heated towel rail. Spotlights. Wc, wash-hand basin and walk-in shower.

Bedroom Two

11' 10" x 11' 9" (3.61m x 3.58m)

Enter from entrance hall. Carpeted flooring. Wall mounted gas radiator. Double glazed window to front aspect.

Family Bathroom

Enter from entrance hall. Laminate flooring. Heated towel rail. Spotlights. Extractor fan. Wc, wash-hand basin and bath with shower attached.





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.focalagent.com

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EPC Rating: B

view this property online connells.co.uk/Property/BLE310626

This is a Leasehold property with details as follows; Term of Lease 250 years from 23 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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