



**Connells**

Trinity Court South Aylesbury Street  
Bletchley Milton Keynes



### Property Description

Offered to the market with no onward chain is this immaculately presented two-bedroom first floor modern apartment, situated in the heart of Fenny Stratford offering easy access to local amenities and transport links.

This ideal first time buy or investment purchase offers the best of modern living with an open plan lounge, diner and kitchen with underfloor heating throughout.

This property also benefits from secure gated parking to the rear of the block.

The accommodation comprises in brief, entrance hall, open plan lounge/diner/kitchen, two double bedrooms, en-suite to master and family bathroom.

The property also boasts gated parking with cctv and visitor spaces both to front and back.



## Entrance Hall

Carpeted flooring. Loft hatch. Built-in storage. Intercom system built-in with camera.

## Lounge/Diner

15' 1" x 11' 6" ( 4.60m x 3.51m )

Carpeted flooring. Double glazed window to rear aspect with Juliette balcony. Underfloor heating. Double glazed window to side aspect.

## Kitchen

11' 6" x 6' 3" ( 3.51m x 1.91m )

Tiled flooring. Double glazed frosted window to side aspect. Four ring gas hob with extractor fan. Integrated fridge freezer, oven and washing machine. Spotlights.

## Master Bedroom

13' 2" Maximum x 10' 5" ( 4.01m Maximum x 3.17m )

Carpeted flooring. Fitted wardrobe. Underfloor heating. Double glazed window to rear aspect.

## En-Suite

Tiled flooring. Heated towel rail. Spotlights. Extractor fan. Wc, wash hand basin and walk-in shower.

## Bedroom Two

11' 7" x 7' 1" ( 3.53m x 2.16m )

Carpeted flooring. Underfloor heating. Double glazed window to rear aspect.

## Bathroom

Tiled. Spotlights. Extractor fan. Heated towel rail. 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BLE310068](http://connells.co.uk/Property/BLE310068)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 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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Property Ref: BLE310068 - 0002