



**Connells**

Epsom Grove  
Bletchley Milton Keynes



### Property Description

Located on a development for the over 55s This two bed bungalow is available with 80% shared equity and no onward chain.

On entering the property via a central entrance hall, also where the airing cupboard is located. you have access to the living room which is generous in size and allows you to be able to add a dining table to be a lounge diner.

Off the living room is the kitchen/breakfast room which is well stocked with storage units and ample work top space.

There is space for a breakfast table, a freestanding oven, fridge/freezer, a washing machine, and a dishwasher.

The kitchen also houses the boiler which was upgraded in 2022.

The bedrooms are similar in size, and both comfortably take double beds, and both have fitted wardrobes.

Finally, the bathroom is fitted with a suite that comprises of a bath with a shower over it, a wash hand basin and a toilet.

This could be converted to create a superb wet room for anyone with mobility issues.

Outside you can take advantage of the communal garden without having to worry about maintaining it.

There is also allocated parking with additional visitors parking nearby.



**Entrance Hall**

4' 3" x 15' 2" ( 1.30m x 4.62m )

**Lounge**

15' 4" x 13' 7" ( 4.67m x 4.14m )

**Kitchen**

13' 8" x 8' 3" ( 4.17m x 2.51m )

**Bedroom One**

10' 1" x 10' 8" ( 3.07m x 3.25m )

**Bedroom Two**

10' 10" x 9' 8" ( 3.30m x 2.95m )

**Bathroom**

7' 1" x 6' 5" ( 2.16m x 1.96m )





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: C**

**view this property online [connells.co.uk/Property/BLE310777](http://connells.co.uk/Property/BLE310777)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 1997. 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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