



**Connells**

Alderney Avenue  
Bletchley Milton Keynes



### Property Description

**\*\*\*50% SHARED OWNERSHIP\*\*\*** Rarely offered to the market is this well-presented two-bedroom semi-detached property located in Newton Leys offered on the highly popular shared ownership scheme. Offering the best of modern living, this property benefits from an open-plan downstairs living/kitchen supported by a downstairs WC. Upstairs the property boasts two double bedrooms and a family bathroom. Outside there is parking for two cars as well as a rear garden.

Newton Leys is a highly desired area that boasts numerous local amenities such as schools and shops, including an Asda located within the development. Benefits of the area also include access to local transport links, namely Bletchley mainline train station and the A5 and M1 road links.

### Entrance Hall

As you enter the front door you are greeted by an open entrance hall benefiting from a built-in coat closet.

### Downstairs Wc

Wc and wash-hand basin and tiled splash back. Wall mounted radiator. Double glazed opaque window to front aspect.

### Living/Kitchen

21' 3" x 13' ( 6.48m x 3.96m )  
A generously sized open-plan space consisting of a kitchen area and a living area. Double glazed window to rear aspect supported by French doors to access the rear garden. A fitted air conditioning unit. Wall mounted radiator. The kitchen area includes integrated oven and fridge freezer as well as a four-ring gas hob.

### First Floor

#### Bedroom One

13' 1" x 10' ( 3.99m x 3.05m )

A double bedroom consisting of a wall mounted radiator and a double-glazed window to rear aspect

#### Bedroom Two

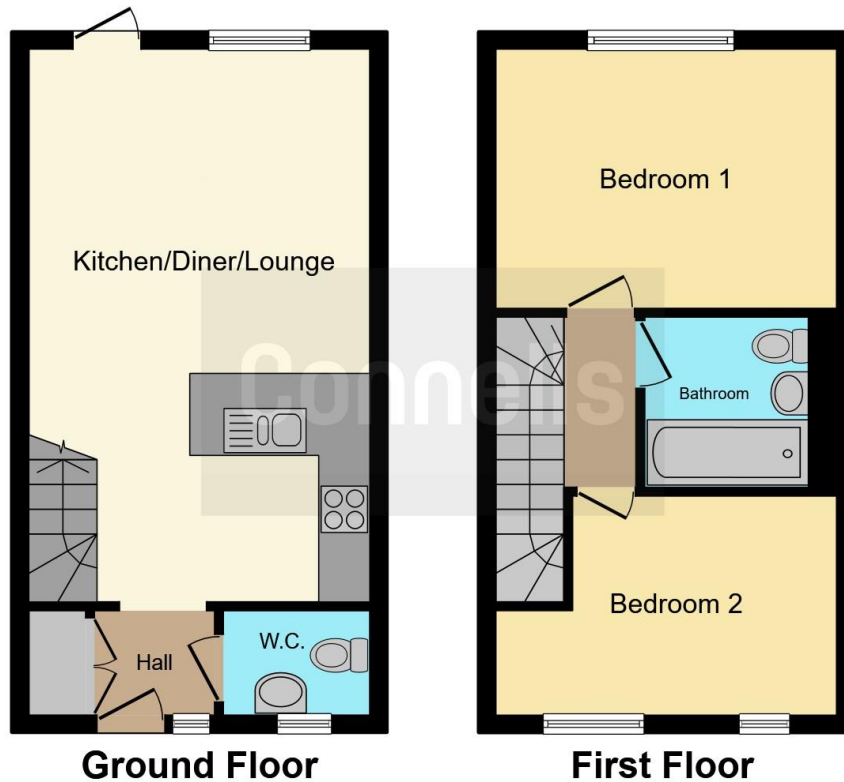
13' x 8' 6" ( 3.96m x 2.59m )

A double bedroom consisting of a wall mounted radiator and a double-glazed window to front aspect.

### Family Bathroom

A well-presented three-piece suite to include wc, wash-hand basin and a bathtub with attached shower. Built-in extractor fan to provide ventilation. Heated towel rail attached to the wall.





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)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BLE310628](http://connells.co.uk/Property/BLE310628)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2016. 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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