

Property details **approval form**

Flat 2 1 Merrick Place, Bletchley, Milton Keynes, Buckinghamshire, England, MK3 5RU

Date: 25 March 2025

Property Ref and Version: BLE311233 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£180,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: B
- > ONE BEDROOM
- > GROUND FLOOR APARTMENT
- > IMMACULATELY PRESENTED
- > ALLOCATED PARKING
- > OPEN-PLAN LIVING
- > CLOSE TO AMENITIES

○ Short Description

Connells are delighted to offer to market this immaculately presented one bedroom ground floor apartment situated in the highly sought-after Newton Leys development. Having been built in 2019, this modern apartment offers the best of modern living.

○ Long Description

Connells are delighted to offer to market this immaculately presented one bedroom ground floor apartment situated in the highly sought-after Newton Leys development. Having been built in 2019, this modern apartment offers the best of modern living with an open-plan layout consisting of a living room/kitchen area, a double bedroom, well-presented bathroom and an allocated parking space. Ideal for first time buyers and investors alike this property also benefits from a reasonable and affordable service charge and ground rent.

The location of this apartment also carries its own benefits with local amenities within walking distance such as shops. For those who need to commute, Bletchley mainline train station and the M1 and A5 road links are not too far away.

○ Directions

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○ **Agents Note**

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○ Room Description

Entrance Hall

A welcoming entrance hall offering access to all rooms. Built-in storage cupboard and wall mounted radiator.

Living Room/ Kitchen

22' 6" x 11' 7" (6.86m x 3.53m)

An open plan living and kitchen area. The kitchen is an immaculately fitted kitchen with a range of wall and base level units. Integrated appliances to include dishwasher, washing machine, fridge freezer, oven and a four-ring gas hob. Recessed spotlights. Extractor fan. Stainless steel sink and drainer. In the living area there is two double glazed windows, one to front aspect and one to side aspect. Two wall mounted radiators.

Bedroom

10' 9" x 9' 5" (3.28m x 2.87m)

A double bedroom containing double glazed window to side aspect, wall mounted radiator and a built-in wardrobe.

Bathroom

A well-presented three-piece suite to include a WC, wash hand basin vanity unit and a bathtub with an attached shower. Shaver port built in. Recessed spotlights. Wall mounted radiator. Extractor fan.

Parking

Allocated parking for one car

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○ Property Images



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○ Property Images



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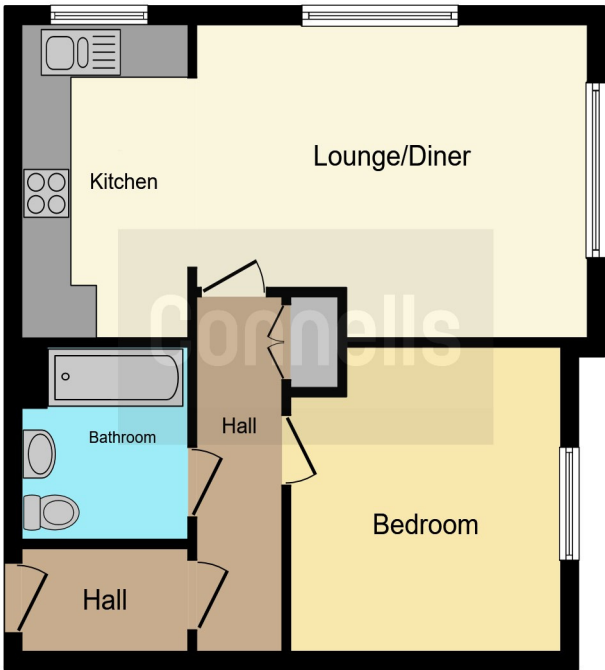
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○ **Property Images**

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○ Floor Plan



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

○ Approval

Signature		Date
Luke Dillow		
Mr R. Griffiths		