

for sale

**£225,000** Leasehold



## Trinity Court North Aylesbury Street Bletchley Milton Keynes MK2 2FU

Connells are delighted to bring to the market this two bedroom immaculately presented modern first floor apartment, situated in the heart of Fenny Stratford offering easy access to local amenities and transport links. This property is an ideal first time buy or investment purchase.



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# Property Details

## Entrance Hall

An open entrance hall with underfloor heating and a built-in cupboard.

## Lounge/Diner 15' 11" x 12' 4" ( 4.85m x 3.76m )

A generously sized lounge/dining area with underfloor heating. Juliette balcony to front aspect. Double glazed window to front and side aspect.

## Kitchen 9' 11" x 5' 10" ( 3.02m x 1.78m )

A well-presented kitchen with wall and base level units. Integrated appliances to include fridge freezer, washer/dryer, oven and four-ring gas hob.

## Master Bedroom 14' 1" x 10' 4" ( 4.29m x 3.15m )

A generous double bedroom with underfloor heating, a fitted wardrobe and a double glazed window to front aspect.

## En-Suite

A three-piece suite to include WC, wash hand basin and a walk-in shower cubicle. Recessed spotlights. Shaver port. Chrome heated towel rail.

## Bedroom Two 11' 5" x 9' 3" ( 3.48m x 2.82m )

A double bedroom with underfloor heating and double glazed window to front aspect.

## Family Bathroom

A three-piece suite to include WC, wash hand basin, and a bath with a shower attached. Chrome heated towel rail. Recessed spotlights. Extractor fan.

## Outside Parking

Allocated parking for one car located in a gated car park with CCTV security and visitor parking.





To view this property please contact Connells on

**T 01908 375 241**  
**E [bletchley@connells.co.uk](mailto:bletchley@connells.co.uk)**

188 Queensway Bletchley  
MILTON KEYNES MK2 2SW

Property Ref: BLE311239 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1445.00

Ground Rent: 295.00

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.

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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