

property details **approval form**

Flat 6, Eider House - 55 Millward Drive, Bletchley, Milton Keynes, Buckinghamshire, England, MK2 2DB

Date: 16 October 2024

Property Ref and Version: WOS105389 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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**

£200,000

Tenure: Leasehold

>> **key features**

- > 2 DOUBLE BEDROOMS
- > FIRST FLOOR APARTMENT
- > OPEN PLAN LOUNGE/KITCHEN INTO BALCONY
- > ALLOCATED PARKING
- > SECURE INTERCOM ACCESS
- > EASY WALK TO BLETCHLEY TOWN
- > EPC Rating: B

>> **short description**

A lovely FIRST FLOOR, 2 BEDROOM apartment with EN-SUITE, KITCHEN, LOUNGE opening to OUTDOOR BALCONY, BATHROOM & PERMIT PARKING spaces. This property is ideal for FIRST TIME BUYERS, with an easy distance to LOCAL AMENITIES.

>> **long description**

This airy and spacious first floor apartment is ideal for a first-time buyer or investment purchaser. Providing two double bedrooms, en-suite facility and bathroom whilst offering generous lounge space with an outside balcony, and fitted kitchen with ample room for all white goods. This apartment also has the benefit of permit parking and is within an easy distance to all local amenities and transport links.

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>> **room description**

Entrance Hall

Radiator, airing cupboard, phone for entry system, door from communal area.

Living Room

19' x 10' 11" (5.79m x 3.33m)

Two radiators, television point, double glazed window to side, double glazed window and door to front opening to balcony, telephone point leading to kitchen, balcony with iron railings and decking over looking the canal.

Kitchen

10' 11" x 6' 3" (3.33m x 1.91m)

Wall mounted central heating boiler, fitted with a mix of wall and base units, one and a half bowl sink drainer, gas hob and extractor over, electric oven, space for fridge freezer, washing machine, dishwasher, extractor fan.

Bedroom One

14' 10" max x 8' 11" (4.52m max x 2.72m)

Door to en-suite, double glazed window to front, radiator.

En-Suite

Radiator, extractor fan, close coupled wc, wash hand basin, shower cubicle with shower head.

Bedroom Two

14' 10" max x 8' 3" (4.52m max x 2.51m)

Radiator, Double glazed window to front.

Bathroom

Bathtub with mixer tap, shower head, , wash hand basin, close coupled wc, extractor fan.

Outside

Allocated underground and outside parking spaces, communal gardens.

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Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 E WoburnSands@brownandmerry.co.uk

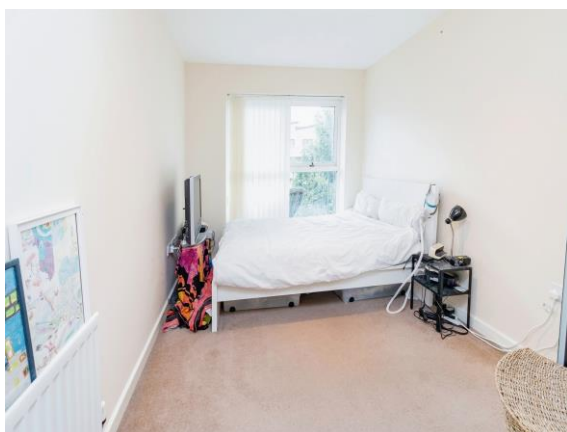
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>> **property images**



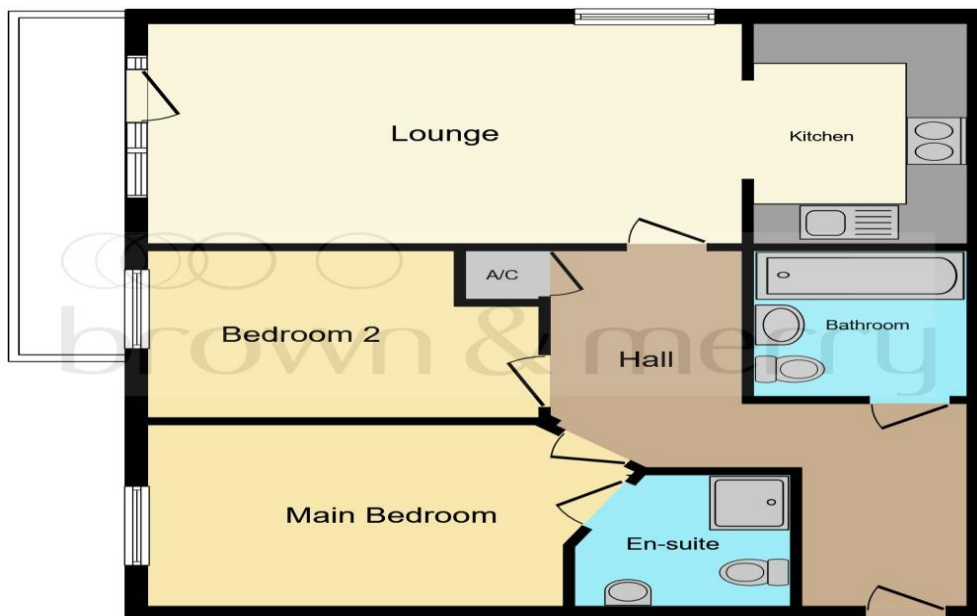
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>> floor plan



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
Faye Wilson		
Mr M. Kane		

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