



**Vienna Grove
Blue Bridge, Milton Keynes MK13 0LQ
£235,000**

1st Choice Properties are pleased to offer for sale this newly refurbished two bedroom coach house, which benefits from a modern kitchen and re-bathroom, newly decorated throughout, partial new flooring, gas to radiator heating and double glazing where specified. This property is ideally suited for the first time buyer or investors. The accommodation comprises of entrance hall, lounge open plan kitchen, two bedrooms bathroom, garage and communal garden. To avoid disappointment we strongly advise an early inspection.

Entrance

Carriage light, composite double glazed front door:

Entrance Hall

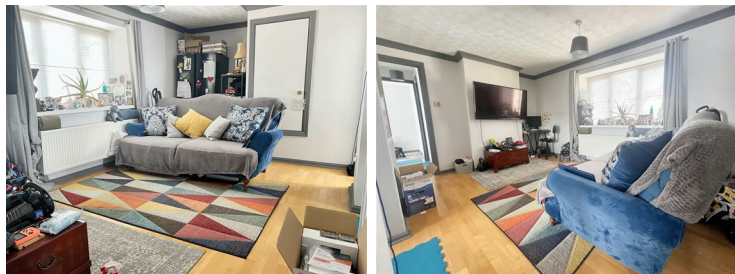
Stairs rising to first floor living accommodation

First Floor Landing

Laminate flooring, coving to ceiling , window to rear aspect open doorway to lounge.

Lounge

16'0" x 9'7" (4.88m x 2.93m)



Laminate flooring, over stairs cupboards, double panel radiator, coving to ceiling, box bay window to front aspect open plan to kitchen.

Kitchen

7'2" x 6'7" (2.20m x 2.02m)



A range of base units , single drainer, single bowl stainless steel sink unit. tiled surround, plumbing for automatic washing machine , space for fridge, wall mounted gas boiler serving heating and hot water system . window to rear aspect.

Inner Hallway,

Laminate flooring, doors to all rooms

Bedroom 1

9'9" x 8'0" (2.98m x 2.44m)



Laminate flooring, single panel radiator, sliding mirror fronted wardrobes , window to front aspect.

Bedroom 2

6'4" x 8'1" (1.94m x 2.47m)



Laminate flooring, single panel radiator , access to loft space, window to rear aspect

Bathroom

5'9" x 5'8" (1.76m x 1.75)



White suite comprising of panel bath with mixer tap and shower attachment , shower curtain and rail, wash hand basin mounted in vanity unit, low level wc., tiled surround, single panel radiator, window to rear aspect , door to airing cupboard.

Garage

Power ,light and water.

Garden



Lawned area with retaining fence and hedge row and gated access.

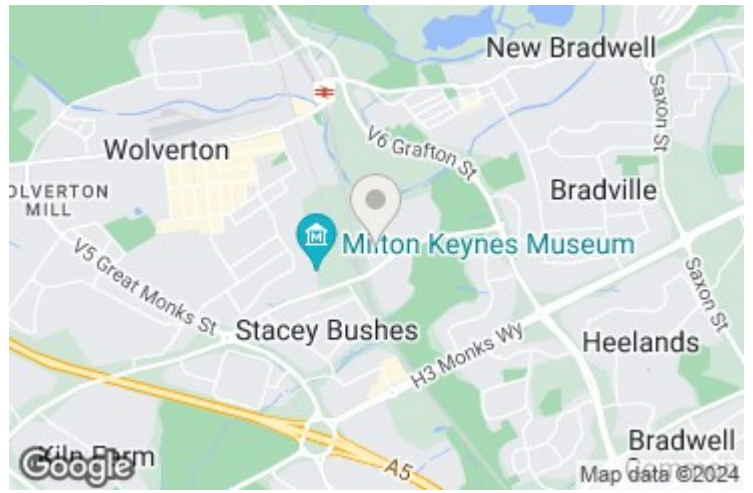
NB NOTES

LEASEHOLD 999 YEARS FROM 01/01/1988

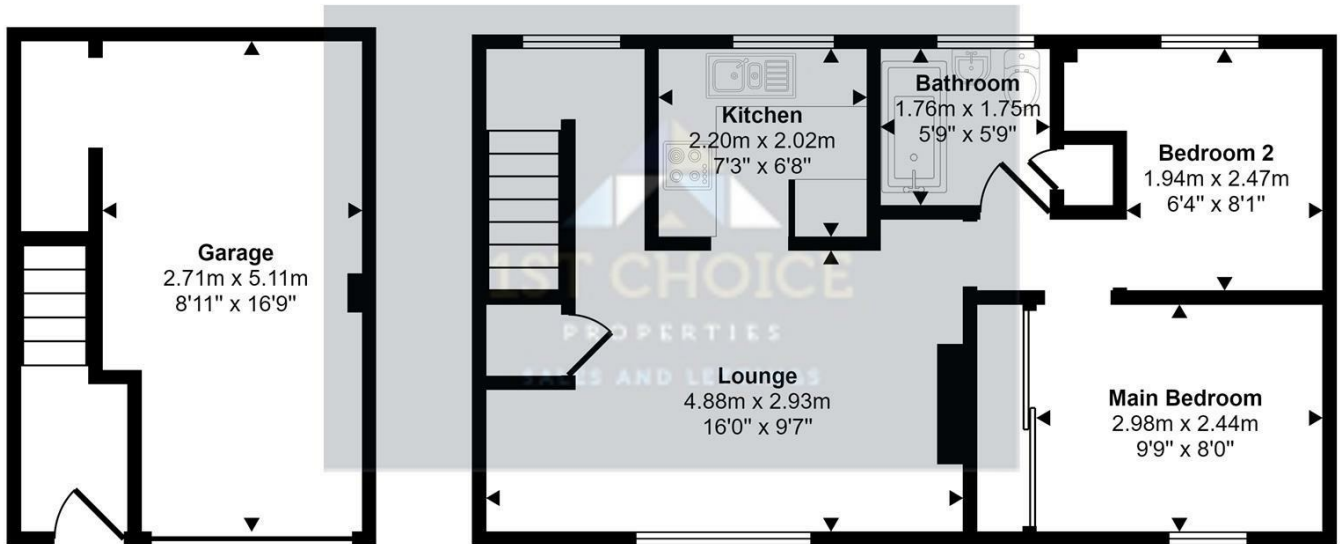
NO GROUND RENT

SERVICE CHARGE £540.00 PA

NB Notes THERE IS AN ANNUAL CHARGE OF £264.00 FOR 2024 TO ROMAN PARK MANAGEMENT LTD COMPANY FOR USE OF THE RESIDENCE CLUB



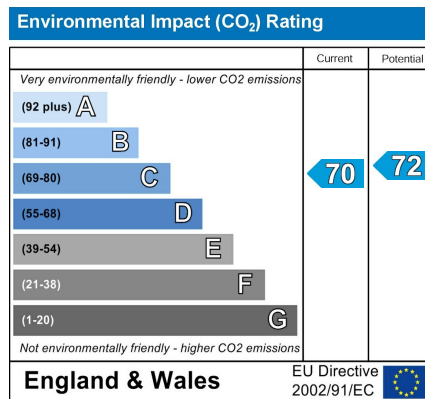
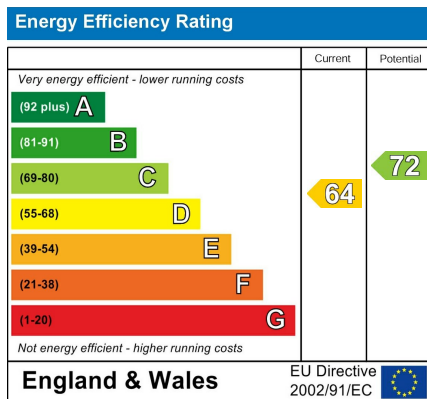
Approx Gross Internal Area
62 sq m / 663 sq ft



Ground Floor
Approx 18 sq m / 197 sq ft

First Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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