



**Antigua Way
Newton Leys, MK3 5GF
£205,000**

1st Choice Properties are pleased to offer for sale this two bedroom, ground floor apartment with own entrance which is situated in the highly desirable location of Newton Leys, The property offers bright and spacious living accommodation, double glazing, gas to radiator heating, fitted kitchen secure bike shed and private access. New Red way which access to Bletchley station . This property is situated within easy walking distance to the lake and close proximity to the Newton Leys District Centre offering shops and amenities including an Asda. This property has views over Lake..

The accommodation in brief comprises; entrance hall, open plan kitchen/diner/lounge, two bedrooms, and bathroom. This property also benefits from off road parking for one car. To avoid disappointment we strongly advise an early inspection .

Entrance

Double glazed front door, carriage light

Entrance Hall



Karndean flooring, single panel radiator, airing cupboard, central heating thermostat, doors to all room.

Lounge

14'0" x 14'8" (4.29m x 4.49m)



Karndean flooring, Two double panel radiators , double glazed window to front aspect, open plan to:

Kitchen

9'9" x 5'11" (2.98m x 1.81m)



Fitted with a range of base and wall mounted white high gloss kitchen units with wood block effect kitchen work top over providing storage space and work surfaces, ceramic tiled surround, single drainer, single bowl , stainless steel sink with mono bloc mixer tap, integrated fridge/freezer,

dishwasher, washing machine, four ring gas hob , fan assisted electric oven and over head extractor hood, concealed wall mounted gas boiler serving domestic and general hot water system, Karndean flooring and double glazed window to rear aspect

Main Bedroom

7'8" x 11'1" (2.35m x 3.38m)



Single panel radiator, Karndean flooring, double glazed window to aspect.

Bedroom Two

7'7" x 8'2" (2.33m x 2.50m)



Single panel radiator, Karndean flooring, double glazed window to aspect.

Bathroom



Fitted with a white suite comprising of a low level wc, pedestal hand wash basin, panel bath with independent power shower over, glass screen , ceramic tiled surround, chrome towel rail, Karndean flooring, double glazed window to front aspect.

Outside



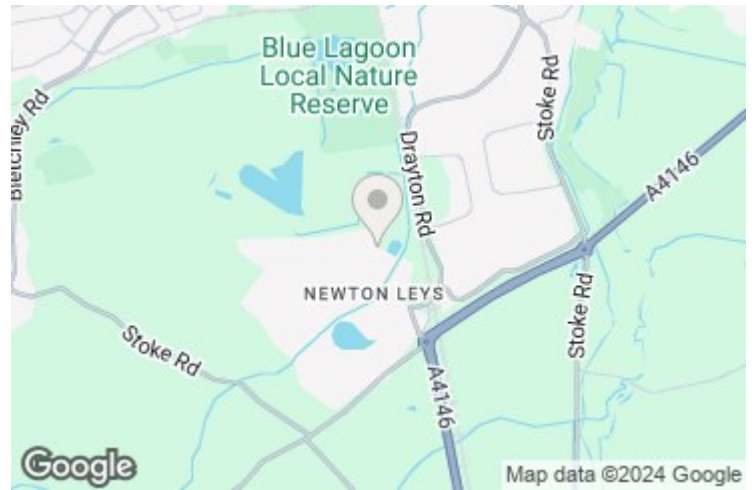
View From Front Of Property

NB :NOTES

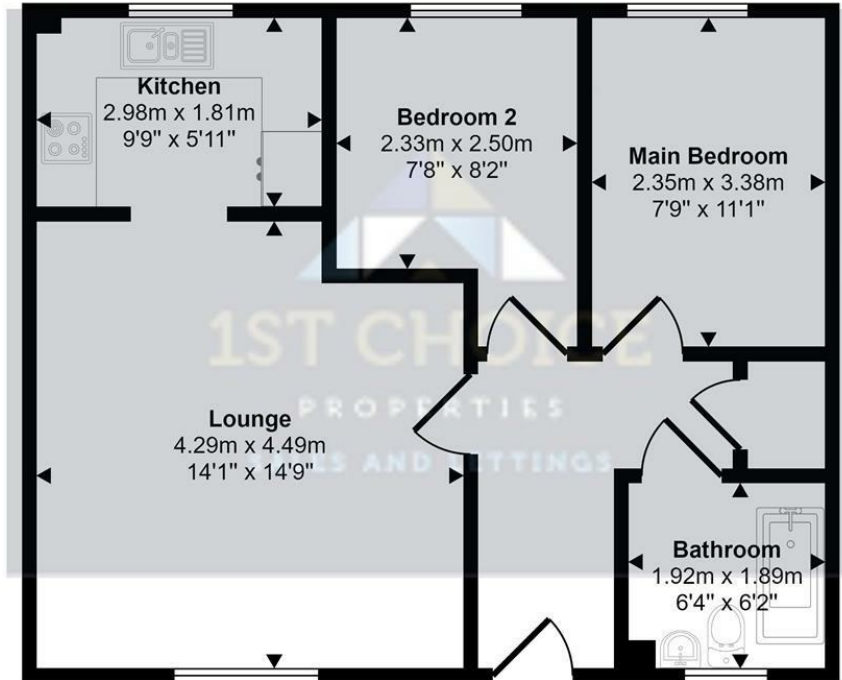
Length of Lease From: 112
Ground Rent: £331.00 per Annum
Service Charge :£96.00 per month

Parking

Allocated Parking for 1vehicle



Approx Gross Internal Area
52 sq m / 558 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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