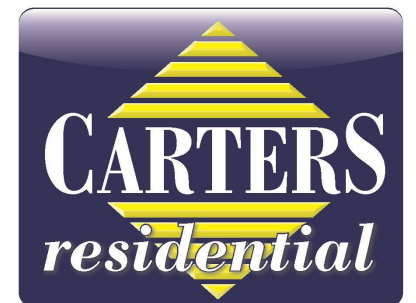




47 Millward Drive, Milton Keynes, MK2 2BX





**Flat 1 Egret House 47 Millward Drive  
Bletchley  
Milton Keynes  
MK2 2BX**

**£180,000**

Carters are delighted to offer to the market this **TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT**, with **VIEWS TO THE FRONT OF THE GRAND UNION CANAL**. Located in Fenny Stratford, the property is close to Fenny and Bletchley town centre shops. There is also great transport links including walking distance to Fenny train station and Bletchley providing mainline links to London Euston within 45 minutes. In addition it is within easy access to Milton Keynes, A5 and M1.

The accommodation in brief comprises entrance hall with walk-in storage cupboard, **DUAL ASPECT LOUNGE/DINER WITH VIEWS OVER THE GRAND UNION CANAL**, kitchen with built in oven, hob and extractor, **TWO BEDROOMS WITH JULIET BALCONY** and family bathroom. The benefits include double glazing, gas to radiator central heating and **TWO PARKING SPACES WITH REMOTE CONTROL GATED SECURE PARKING INCLUDING ONE UNDERGROUND**. The property would make an ideal **FIRST TIME BUY** or **BUY TO LET INVESTMENT**. There is **NO UPPER CHAIN** and Internal viewing is highly recommended. EPC rating C.

- Ground Floor Apartment
- Walking Distance To Train Station
- Views Over The Grand Union Canal
- Double Glazed
- Gas To Radiator Central Heating
- Two Double Bedrooms
- Secure Gated Parking For 2 Vehicles
- Ideal FTB/BTL Investment
- No Upper Chain
- EPC Rating C







### **Entrance Hall**

Communal entrance. The apartment is entered via a hardwood door into the entrance hall. Doors to all rooms. Walk-in storage cupboard. Radiator. Wall mounted telephone entry intercom system.

### **Lounge/Diner**

Dual aspect with a large double-glazed picture window with a Juliet balcony to the side aspect and a double glazed window to the front aspect. Three radiators. T.V. point. Walk through to the kitchen.

### **Kitchen**

Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven with gas hob and stainless steel extractor hood over. Space for fridge/freezer. Plumbing for washing machine and a slim-line dishwasher. Tiled to splashback areas. Cupboard housing wall mounted boiler. Ceiling mounted extractor fan.

### **Bedroom One**

Large double glazed picture window with a Juliet balcony to the side aspect. Radiator.

### **Bedroom Two**

Large double glazed picture window with a Juliet balcony to the side aspect. Radiator.

### **Family Bathroom**

White suite comprising low level w.c., wash hand basin and a panel bath with a shower over. Tiled to splashback areas. Radiator. Ceramic tiled flooring. Ceiling mounted extractor fan.

### **Exterior**

The property has two allocated parking spaces, one underground, and one external – Numbered 173 & 174

### **Property Information**

Tenure: Leasehold

Local Authority: Milton Keynes Council

Council Tax Band: B £1732.10 payable for the year 2024/25

### **Leasehold Information & Charges**

Length of Lease: 125 Years from 2007

Annual Ground Rent £351.65 Ground Rent review is annually.

Annual Service Charge: £1607.25 to include Water Charges. Service charge review period is annually.

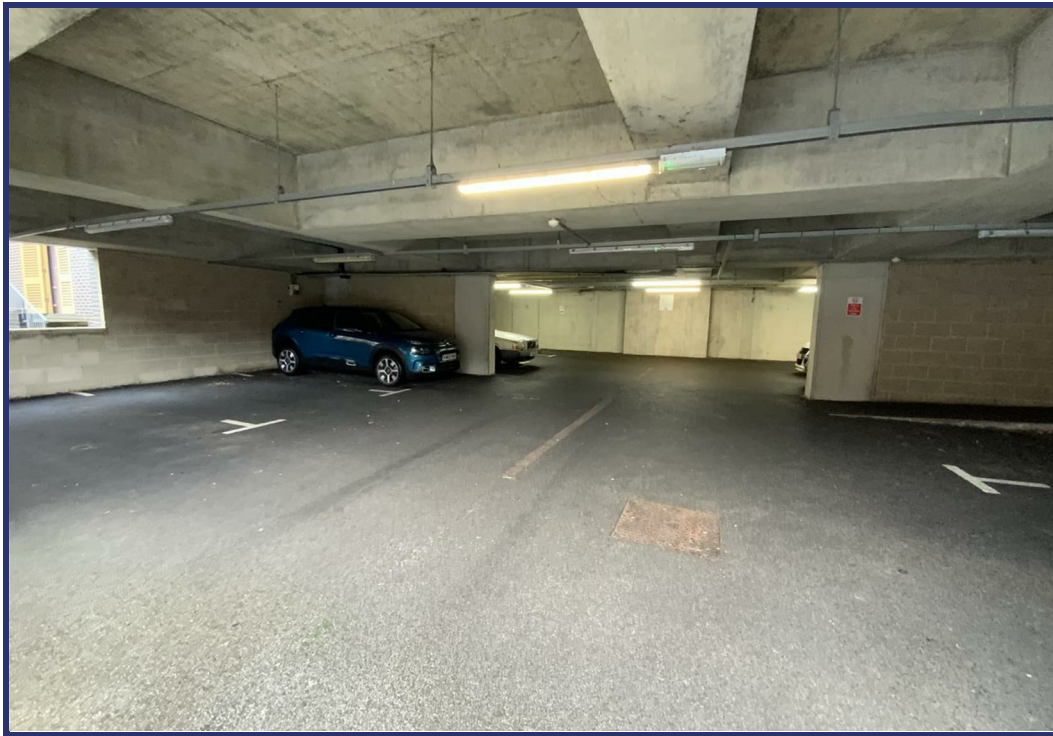
Annual Buildings Insurance £386.34

### **Property Disclaimer**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



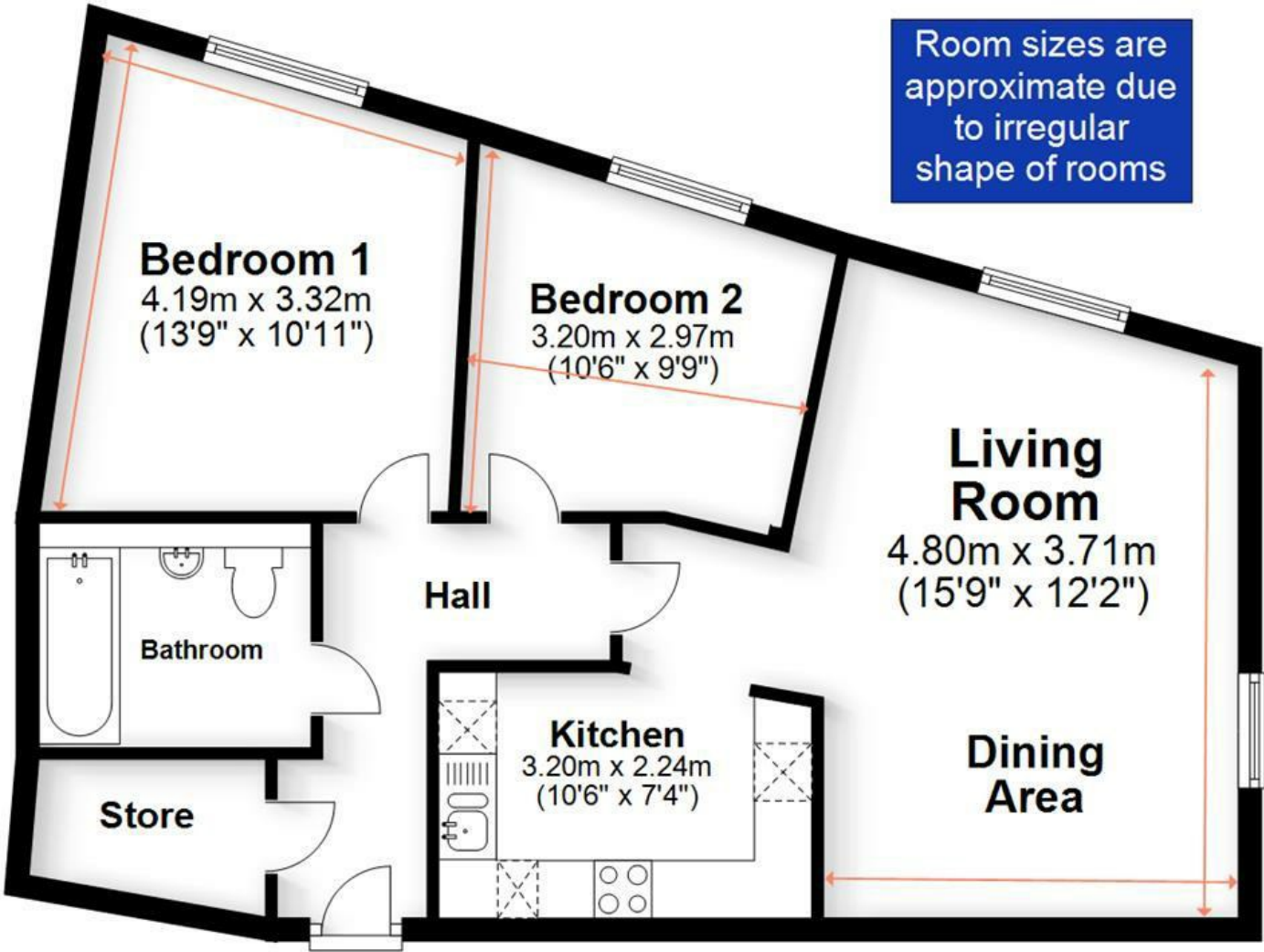






# First Floor

Room sizes are approximate due to irregular shape of rooms



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 646699
- bletchley@carters.co.uk
- carters.co.uk
- 194 Queensway, Bletchley, MK2 2ST



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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

