



Knaresborough Court, Milton Keynes, MK3 7DS



**18 Knaresborough Court
Bletchley
Milton Keynes
MK3 7DS**

£161,500

Carters are delighted to bring to market this **MODERN TWO BEDROOM TOP FLOOR APARTMENT**, located on the corner of the desirable Buckingham Road in West Bletchley. The location offers walking distance to local shops, excellent school catchments and in close proximity to road links and also to Bletchley train station with a direct link to London Euston in under 45 minutes making it ideal for commuters.

The accommodation in brief comprises entrance hall, LOUNGE/DINER, kitchen with built in oven, hob and extractor, **TWO GOOD SIZE BEDROOMS** and family bathroom. The benefits include double glazing, gas to radiator central heating, **ALLOCATED PARKING** and a **LONG 999 YEAR LEASE** from when first built in 2001. The property is offered with **NO UPPER CHAIN** and would make an **IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT**. EPC rating C.

- Modern Apartment
- Two Bedrooms
- Top Floor
- Allocated Parking Space
- Long Lease - 999 years from 2001
- No Upper Chain
- Vacant Possession
- Desirable West Bletchley Area
- Viewing Recommended
- EPC Rating C





Entrance

Enter via front door to communal hallway. Stairs rising to further floors. Notice board. Door leading to rear entrance.

Inner Hallway

Doors leading to lounge, kitchen bathroom, bedroom one and bedroom two. Built in storage cupboard housing wall mounted gas boiler. Built in storage cupboard housing electrical consumer unit. Intercom system. Access to loft storage. Thermostat. Radiator.

Kitchen

Sealed unit double glazed window to rear aspect. Range of eye and base level storage with work surfaces over. Built in oven and gas hob with extractor hood over. Stainless steel sink and drainer. Space for washing machine. Space for fridge freezer. Tiled to splashback areas.

Lounge Diner

Sealed unit double glazed window to front aspect. TV point. Broadband point. Feature electric fireplace. inset spotlights. Radiator.

Bedroom One

Sealed unit double glazed window to front and side aspects. TV point. Radiator.

Bedroom Two

Sealed unit double glazed window to side and rear aspects. Radiator.

Bathroom

Obscure sealed unit double glazed window to rear aspect. Suite comprises of low level WC, pedestal handwash basin and bathtub with wall mounted shower unit over. Electric shaver point. Radiator.

Externals

There is one designated parking space along with an abundance of visitor spaces, located to the rear of the property. There are also communal grass areas with trees and border plants along with decorative railings.

Property Information And Charges

Tenure: Leasehold

Lease Length: 999 years from 2001

Ground Rent: Approximately £150 per year, TBC by vendor.

Service Charges: Approximately £968 per year, TBC by vendor.

Local Authority: Milton Keynes Council
Council Tax Band: A £1398.92 payable for the year 2023/24

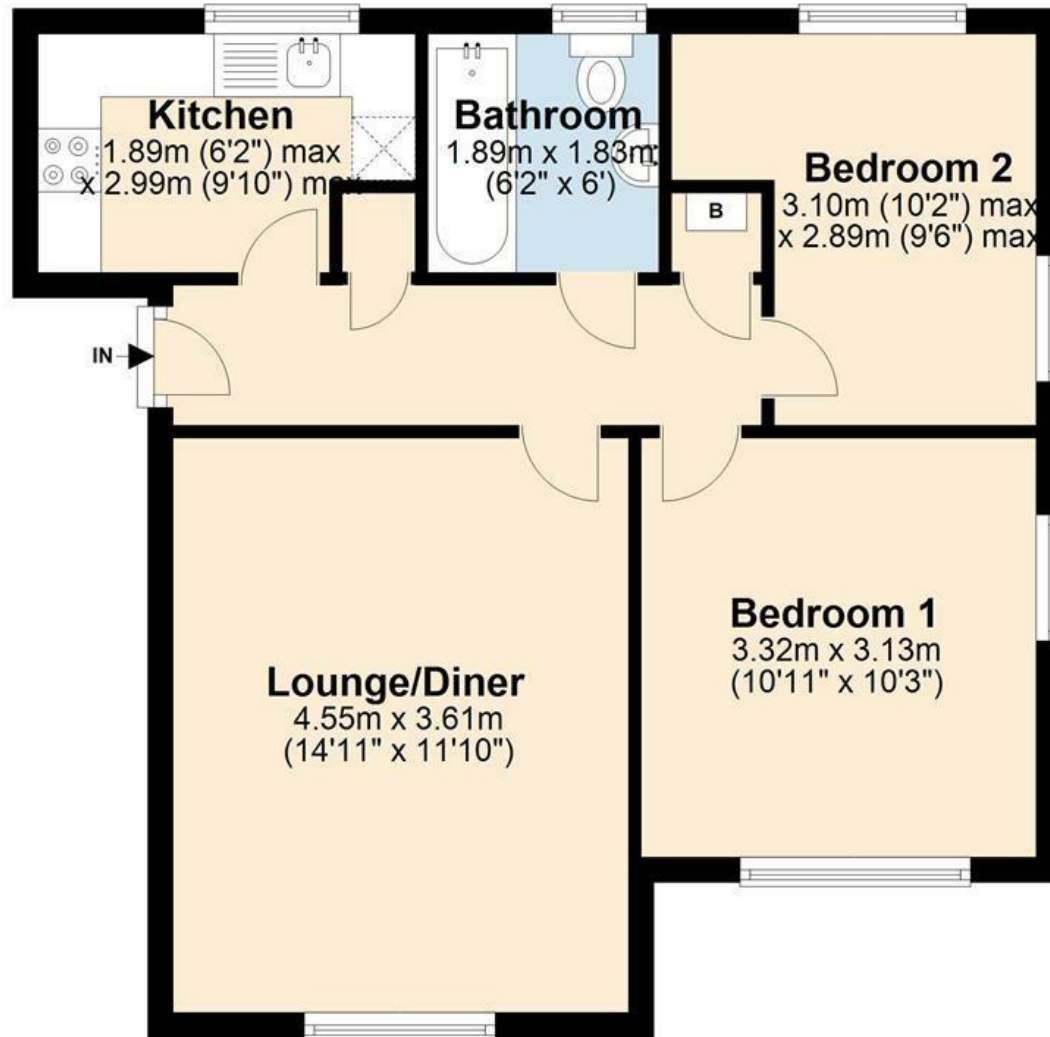
Disclaimer

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.

Carters can
arrange for you to
view this property
7 days a week



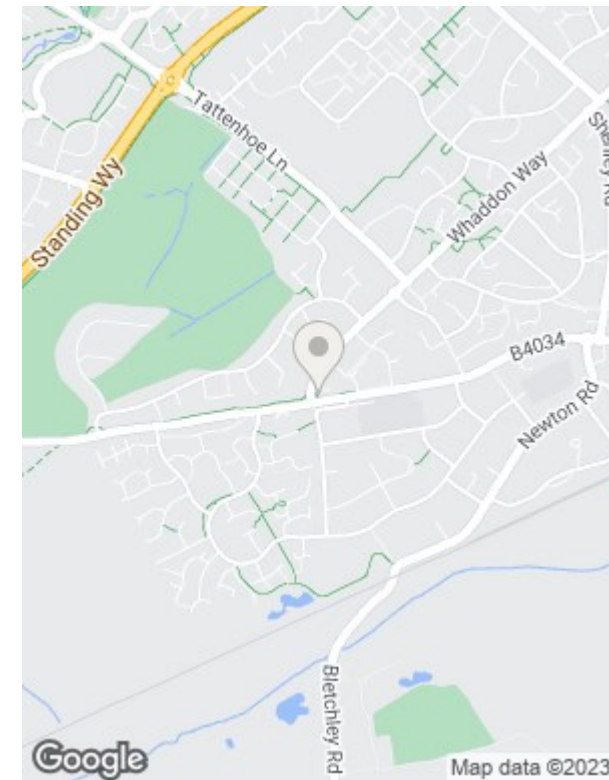
Third Floor Apartment



Total area: approx. 51.1 sq. metres (549.6 sq. feet)

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.



Viewing Arrangements

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	74
(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	

