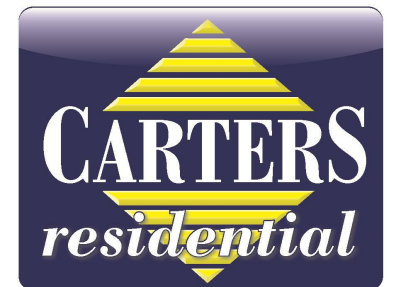




Penn Road, Milton Keynes, MK2 2AU



21 Penn Road  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK2 2AU

## Offers In Excess Of £180,000

A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR apartment BACKING ON TO A SMALL PRIVATE GATED MARINA and within walking distance to the GRAND UNION CANAL for lovely walks. 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 station with its direct link to London Euston, in addition to road links giving easy access to the Leighton Buzzard Bypass, A5 and Milton Keynes.

The accommodation in brief comprises a entrance porch, entrance hall, 16'4FT x 15'8FT DUAL ASPECT LOUNGE/DINER, kitchen/breakfast room with built in oven & hob, PRINCIPLE BEDROOM WITH ENSUITE, bedroom two and family bathroom. The benefits include an electric storage heating system, REAR COURTYARD OVERLOOKING GRENVILLE MARINA and an allocated parking space. The property would make an ideal FIRST TIME BUY or BUY TO LET INVESTMENT. There is NO UPPER CHAIN and Internal viewing is recommended. EPC rating D.

- Spacious Ground Floor Apartment
- Views To The Rear Over The Marina
- Walking Distance To Train Station
- Close To Amenities
- Kitchen/Breakfast Room With Built In Oven & Hob
- Principle Bedroom With Ensuite
- Two Double Bedrooms
- Ideal FTB/BTL Investment
- Allocated Parking
- No Upper Chain





#### Entrance Porch

Communal entrance. Hardwood door leading to the entrance porch. Hardwood door leading to the entrance hall.

#### Entrance Hall

Doors to all rooms. Wall mounted electric storage heater. Wall mounted intercom security entry system. Built-in storage cupboard.

#### Lounge/Diner

Dual aspect with single glazed windows to front and side aspects. Wall mounted electric storage heater.

#### Kitchen/Breakfast Room

Double doors with single glazing to the rear courtyard. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven and induction hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted electric storage heater. Tiled to splashback areas. Wall mounted extractor fan.

#### Principle Bedroom

Single glazed window to front aspect. Wall mounted electric heater. Door to en-suite.

#### En-suite

Suite comprising low level w.c., fully tiled shower cubicle and wash hand basin. Tiled to splashback areas. Wall mounted electric heater. Ceiling mounted extractor fan.

#### Bedroom Two

Single glazed window to side aspect. Wall mounted electric heater.

#### Family Bathroom

Obscure single glazed window to rear aspect. Suite comprising low level w.c., panel bath with hand-held shower tap, and wash hand basin. Tiled to splashback areas. Wall mounted electric heater. Airing cupboard. Wall mounted extractor fan.

#### Exterior

Rear courtyard  
Fully paved with beautiful views over the Grenville Marina. Fully enclosed by timber fencing and metal railings.

#### Communal Areas

Communal green area situated to the front of the property.

Allocated parking space situated to the front.

#### Lease Information & Charges

Length of Lease: 99 years starting in 1999 with 74 years remaining  
Annual Ground Rent £125  
Annual Service Charge £1500 per annum which includes building insurance

#### Note To Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### 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.





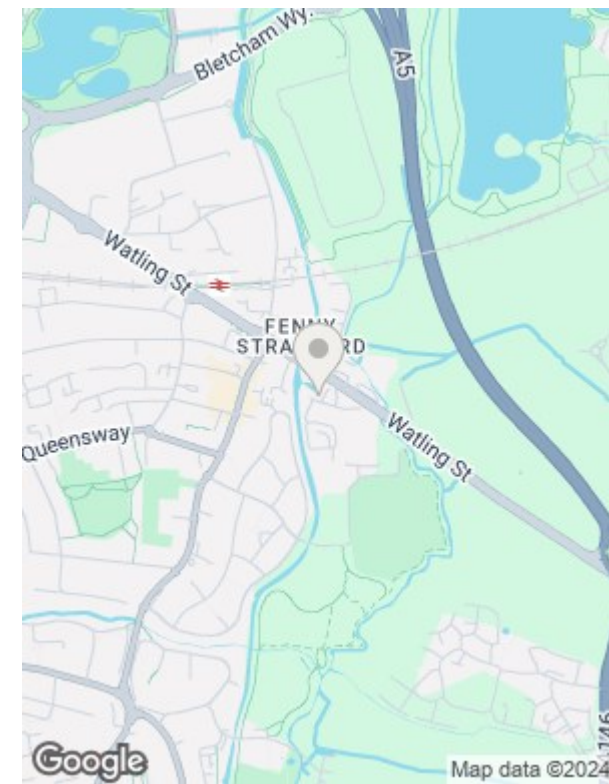
## Ground Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 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

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

