



St Vincent Avenue, Milton Keynes, MK3 5SJ



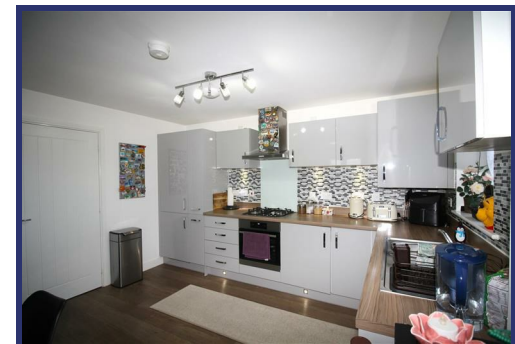
Flat 5, 31 St Vincent Avenue
Newton Leys
Milton Keynes
Buckinghamshire
MK3 5SJ

£210,000

Carters are delighted to offer to the market this well presented TWO DOUBLE BEDROOM first floor apartment, located on the semi rural development of Newton Leys. The area has been established with many local amenities including shops, primary schools, hairdressers, and play parks. It is also a short walk to WILLOW LAKE as well as being within close proximity to the A5/A421, Leighton Buzzard bypass, Bletchley and Leighton Buzzard train stations with direct access into London Euston.

The accommodation in brief comprises entrance hallway, OPEN PLAN LIVING with BUILT IN APPLIANCES in the kitchen area, main bedroom WITH EN SUITE, second double bedroom and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating and allocated parking space to the rear. This would make an ideal first time purchase and viewing comes with our recommendation. EPC rating B

- Two Double Bedrooms
- First Floor Apartment
- Two Juliet Balconies
- Built In Appliances
- En-Suite to Main Bedroom
- Semi-Rural Development
- Good Road Links
- Close To Local Shops and School
- Viewing Recommended
- EPC Rating B





Communal Entrance

Enter via communal door with intercom system to inner hallway. Stairs rising to further floors. Door give access to the parking area, situated to the rear of the building.

Inner Hallway

Doors leading to both bedrooms, family bathroom and the open plan living space. Intercom receiver. Built in double storage cupboard.

Open Plan Living - Lounge Area

UPVC double doors with double glazed panels and Juliet balcony to front and side aspects. TV point. Radiator.

Open Plan Living - Kitchen Area

UPVC double glazed window to side aspect. Range of eye and base level storage cupboards with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in cooker with gas hob and extractor hood over. Built in fridge freezer. Built in dishwasher. Built in washing machine. Under cupboard spotlights. Tiled to splashback areas. Cupboard housing wall mounted boiler.

Bedroom One

UPVC double glazed window to front aspect. Access to en-suite. Wardrobe to remain.

En-Suite

Suite comprises of a low level WC, pedestal handwash basin and shower cubicle with wall mounted shower. Tiled to splashback areas. Extractor fan. Radiator.

Bedroom Two

UPVC double glazed window to side aspect. Radiator.

Family Bathroom

Suite comprises of a low level WC, pedestal handwash basin and bathtub with wall mounted shower over. Tiled to splashback areas. Extractor fan. Radiator.

Externals

Bin storage area located to the left of the building. There is one assigned parking space

located in the car park to the rear, with generous public visitor spaces available in the area.

Property Information and Charges

Tenure: Leasehold

Local Authority: Milton Keynes Council

Council Tax Band: B

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

Length of Lease: 199 Years from 2019, as advised by vendors.

Service Charge and Ground Rent £82 per month as advised by the vendor

Note For Purchasers

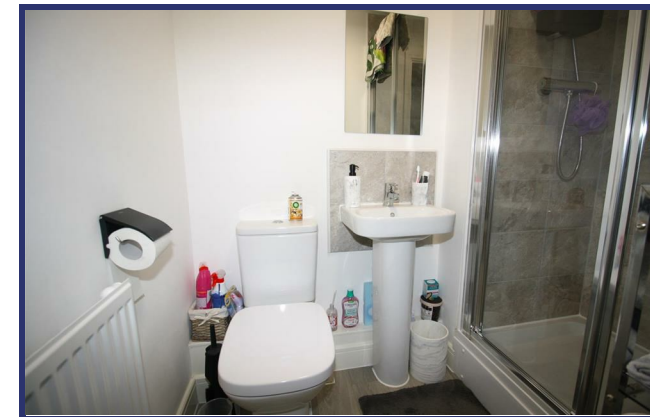
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

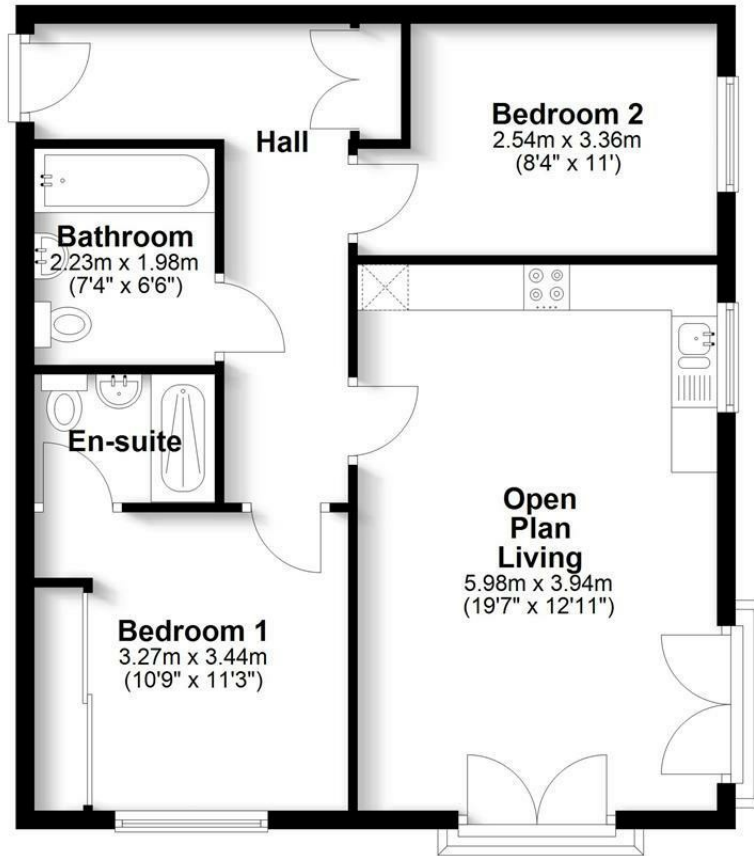
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

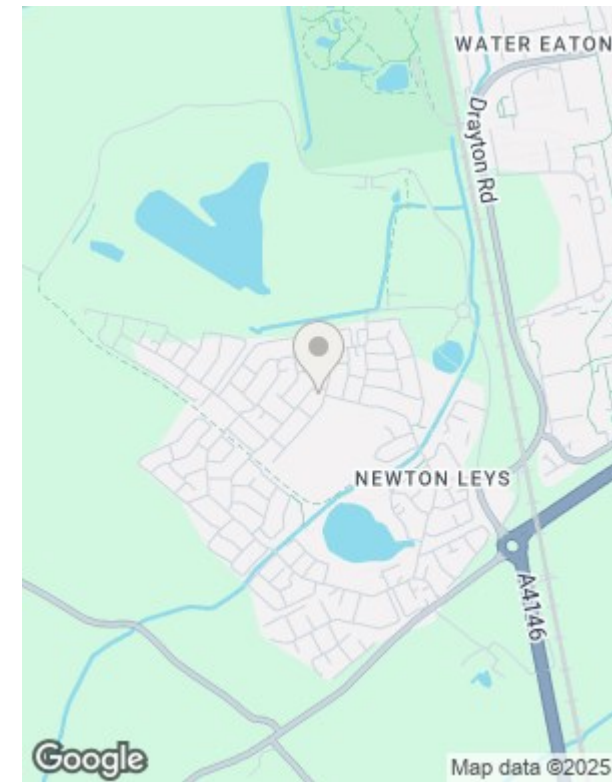


First Floor Apartment

Approx. 64.2 sq. metres (691.0 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		84	84
(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	

