



Parrott Court, Milton Keynes, MK3 5RG



**18 Parrott Court
Bletchley
Milton Keynes
MK3 5RG**

£220,000

CARTERS are delighted to offer to market this well presented TWO DOUBLE BEDROOM top floor apartment, WITH COUNTRYSIDE VIEWS FROM THE LOUNGE/DINER 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, DUAL ASPECT lounge/diner, kitchen with BUILT IN APPLIANCES, PRINCIPLE BEDROOM WITH AN ENSUITE, a further double bedroom and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating and allocated parking space. This would make an ideal first time purchase and viewing comes with our recommendation. EPC rating B.

- Semi Rural Area
- Close To Local Shops and School
- Walking Distance To Willow Lake
- En-Suite to Principle Bedroom
- Two Double Bedrooms
- Allocated Parking
- Ideal for FTB/BTL
- Dual Aspect Lounge
- Internal Viewing Highly Recommended
- EPC B





Communal Areas

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.

Entrance Hall

Enter via composite door. Doors leading to all rooms. Access to loft. Radiator.

Kitchen

UPVC double glazed window to front elevation. 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.

Lounge/ Diner

UPVC double glazed window to front elevation. T.V point. Two radiators.

Bedroom One

UPVC double glazed window to rear elevation. Radiator. Door lead into en-suite.

En-Suite

Suite comprising of low-level WC, hand wash basin with tile to splashback area and fully tiled shower cubicle. Radiator. Extractor fan.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

Family Bathroom

Three-piece suite comprising of low-level w.c, hand wash basin with tiled to splashback area and panel bath with shower over. Radiator. Extractor fan.

Exterior

Bin storage area. There is one assigned parking space located in the car park to the rear, with generous public visitor spaces available in the area.

Charges

service charge yearly £992

estate charge £144 yearly

121 years remaining

Note to Purchaser

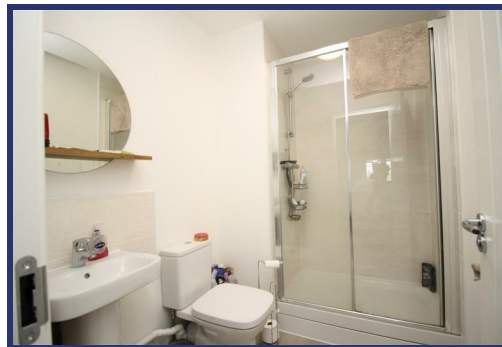
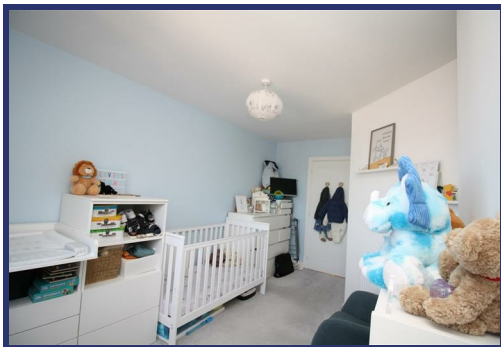
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

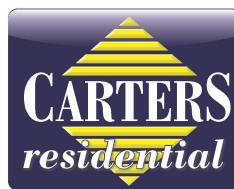
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

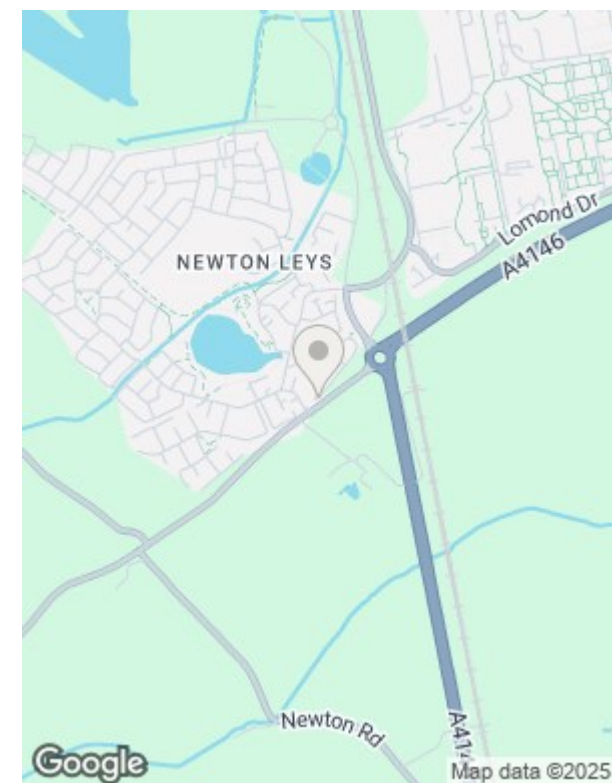
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.







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	83	83
(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 	

