



81 Millward Drive, Milton Keynes, MK2 2DB



**Flat 2 Lapwing House 81 Millward Drive
Bletchley
Milton Keynes
Buckinghamshire
MK2 2DB**

£185,000

A PART REFURBISHED TWO DOUBLE BEDROOM first floor apartment, with VIEWS TO THE FRONT OVERLOOKING THE RIVER OUZEL AND GREENERY. Located in Fenny Stratford the property is close to the canal for lovely walks, as well as walking distance to the Fenny and Bletchley town centre shops. There is also great transport links including walking distance to Bletchley train station, in addition to easy access to the A5 and Milton Keynes.

The accommodation in brief comprises entrance hall, LOUNGE/DINER WITH 17FT WALK-OUT BALCONY, kitchen with built in oven and hob, PRINCIPLE BEDROOM WITH ENSUITE, bedroom two and family bathroom. The benefits include double glazing, gas to radiator central heating and REMOTE CONTROL GATED SECURE PARKING. The property has recently undergone a redecoration and new flooring to specified rooms, and is offered with NO UPPER CHAIN. This would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT and Internal viewing is highly recommended. EPC rating B.

- Recently Redecorated & New Flooring
- Two Double Bedrooms
- View Of River Ouzel & Farmland
- Lounge/Diner With 17ft Walk-Out Balcony
- Master Bedroom With Ensuite
- Walking Distance To Amenities
- Gated Secure Parking
- Gas To Radiator Central Heating
- Ideal FTB/BTL Investment
- EPC Rating B





Entrance Hall

Communal entrance with stairs rising to first floor. Apartment entered via a hardwood door into the entrance hall. Double glazed window to rear. Doors to all rooms. Wall mounted telephone entry security system. Radiator. Built-in storage cupboard. Laminate wood flooring.

Lounge/Diner

Hardwood door with sealed unit double glazed panel and sealed unit double glazed side panel to front and walk-out balcony with views over River Ouzel and greenery. Two radiators. T.V. point. Open-plan to kitchen. Newly laid carpet.

Kitchen

Double glazed window to rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with gas hob and extractor hood over. Space for fridge/freezer. Plumbing for washing machine and slim-line dishwasher. Cupboard housing wall mounted boiler. Newly laid lino flooring. Ceiling mounted extractor fan.

Principle Bedroom

Tall double glazed window and Juliet balcony to front aspect with views over the River Ouzel and greenery. Radiator. Door to en-suite. Newly laid carpet.

En-Suite

Suite comprising low level w.c., wash hand basin and shower cubicle. Tiled to splashback areas. Radiator. Ceramic tiled flooring. Ceiling mounted extractor fan.

Bedroom Two

Tall double glazed window to front aspect with views over River Ouzel and greenery. Radiator. Newly laid carpet.

Family Bathroom

White suite comprising low level w.c., wash

hand basin and panel bath with shower tap over. Tiled to splashback areas. Radiator. Ceiling mounted extractor fan.

Exterior

Remote control secure gated parking for one vehicle located to the rear of the property.

Lease and Charges Information

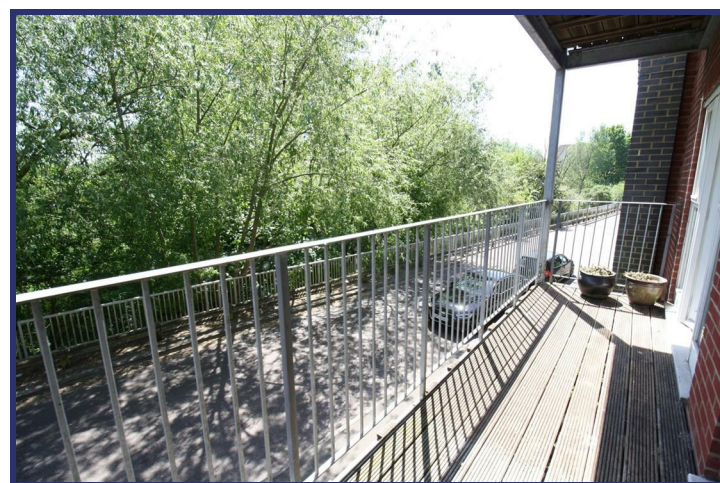
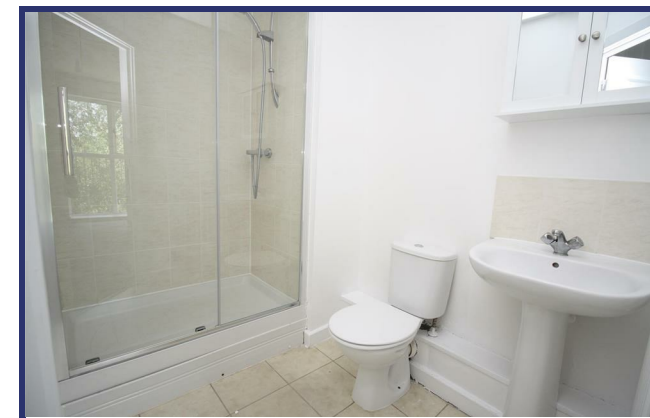
Lease - The lease has 125 years as of 1st January 2007 with 107 years remaining

Ground Rent - The ground rent is approximately £351.65 per annum.

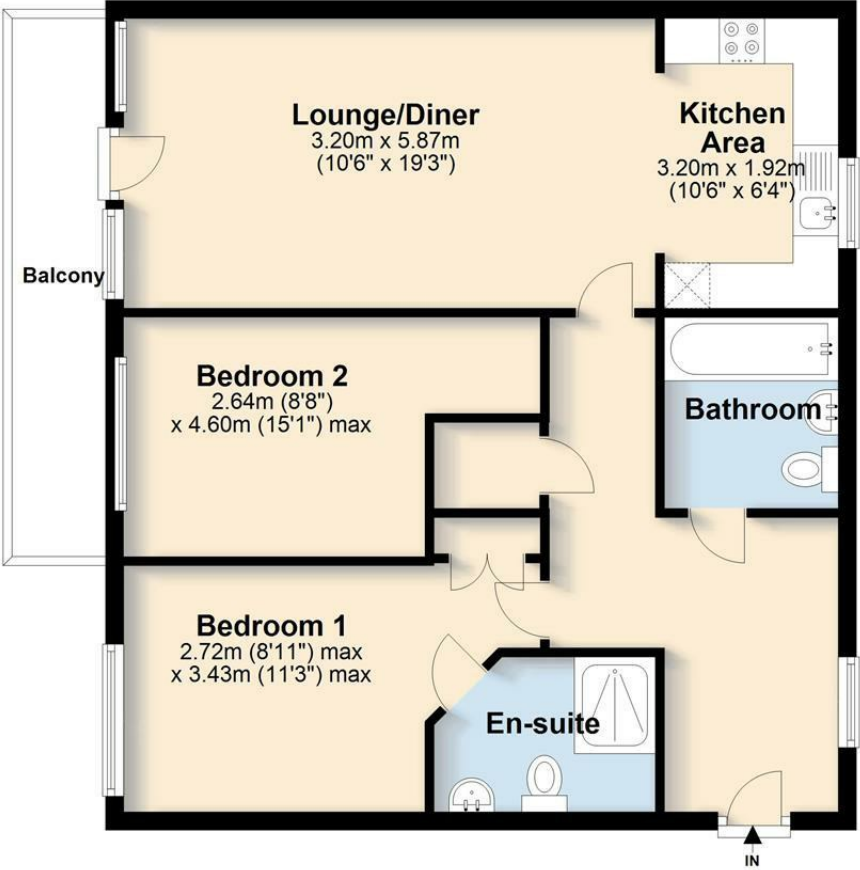
Service Charge - Annual service charge of £2,020

Disclaimer

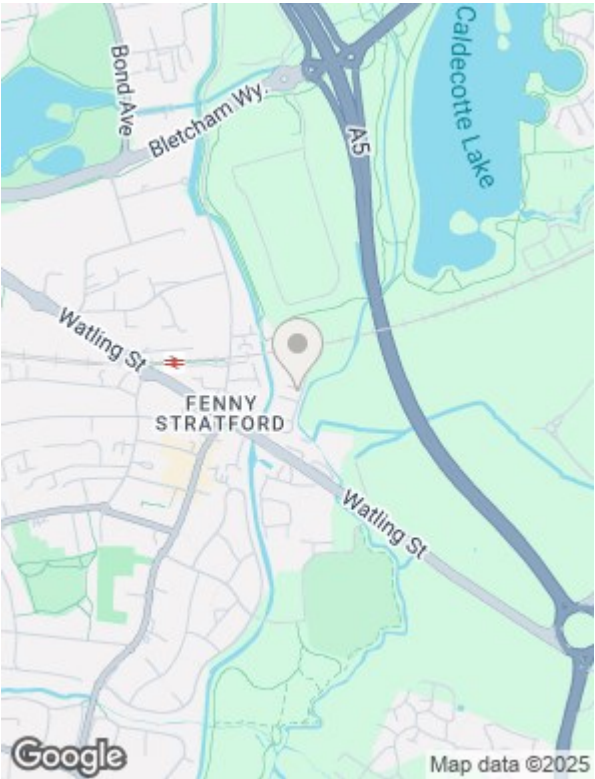
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



Ground Floor



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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		82	82
(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	

