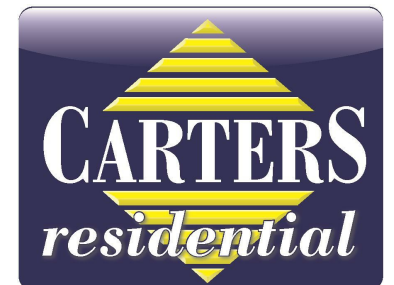




St. Vincent Avenue, Bletchley, MK3 5SH



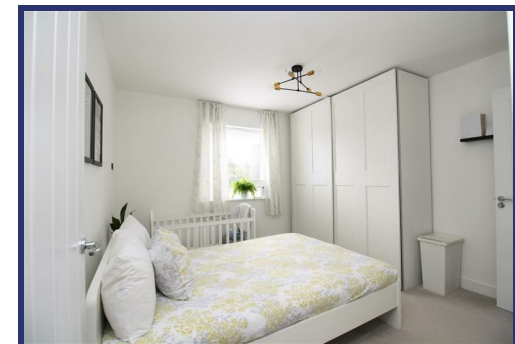
**Flat 5, 23 St. Vincent Avenue  
Newton Leys  
Bletchley  
MK3 5SH**

**£210,000**

Carters are delighted to offer to the market this bright and 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**, loft storage space, 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.**

- Semi Rural Location
- Close To Local Shops and School
- Walking Distance To Willow Lake
- Open Plan Living
- Two Double Bedrooms
- Principle Bedroom With Ensuite
- Two Juliet Balconies
- Kitchen With Integrated Appliances
- Allocated Parking
- EPC Rating B







### Communal Entrance

Enter Via UPVC double glazed panel door. Storage. Door leading to hallway. Stairs leading to first floor.

### Entrance Hall

Enter via hardwood door. Doors leading to all rooms. Storage cupboard. Radiator. Intercom.

### Kitchen/ Diner/ Lounge

UPVC double glazed window to side elevation. Two Juliet balconies to side and front elevation. Range of kitchen units with work surface over providing eye or base level storage. Stainless steel sink with mixer tap. Integrated electric oven with gas hobs and stainless steel extractor fan over. Integrated fridge freezer, washing machine and dishwasher. Cupboard housing Combination boiler. Extractor fan. Radiator.

### Bedroom One

UPVC double glazed window to front elevation. Radiator. Door leading to ensuite.

### Ensuite

Three piece suite comprising of low-level WC, handwash basin and fully tile shower cubicle. Radiator. Extractor fan.

### Bedroom Two

UPVC double glazed window to side elevation. Radiator.

### Family Bathroom

Three-piece suite comprising of low-level WC, hand wash basin and panel bath with shower over. Radiator. Extractor fan.

### Exterior

Front- Enclosed by fencing. Mainly laid to lawn. Path leading to entrance. Parking- One assigned parking to the side of the property.

### Lease Information & Charges

125 years commencing on 1 January 2019

Lease Term Remaining

119 years

service charge is approximately £1300 per annum and it has a peppercorn ground rent.

### Material Information

### 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 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.

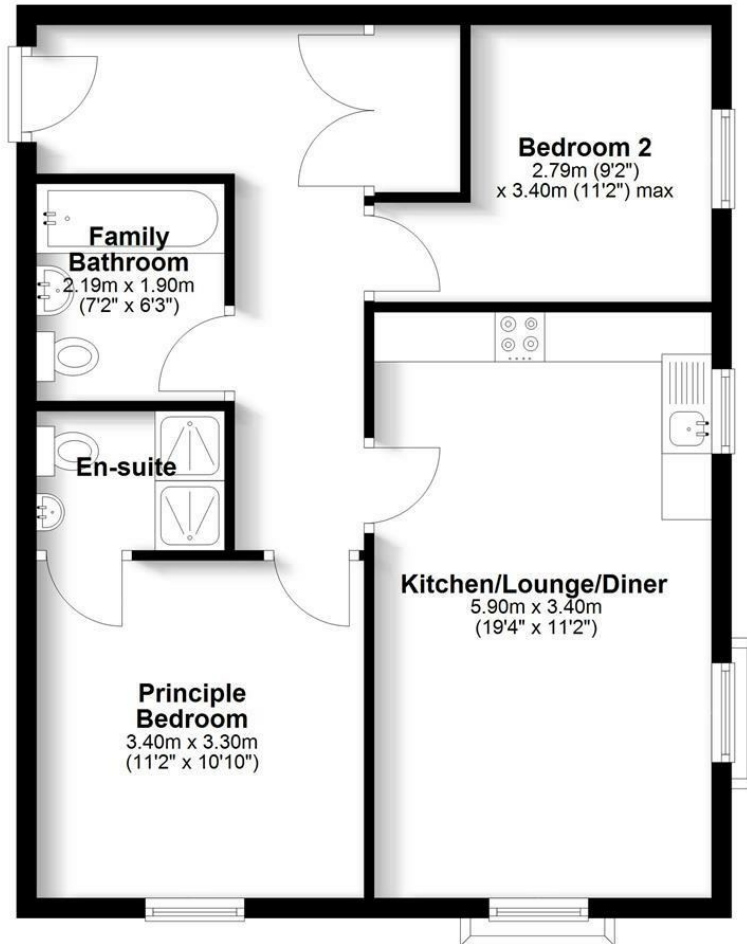
### Disclaimer

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.

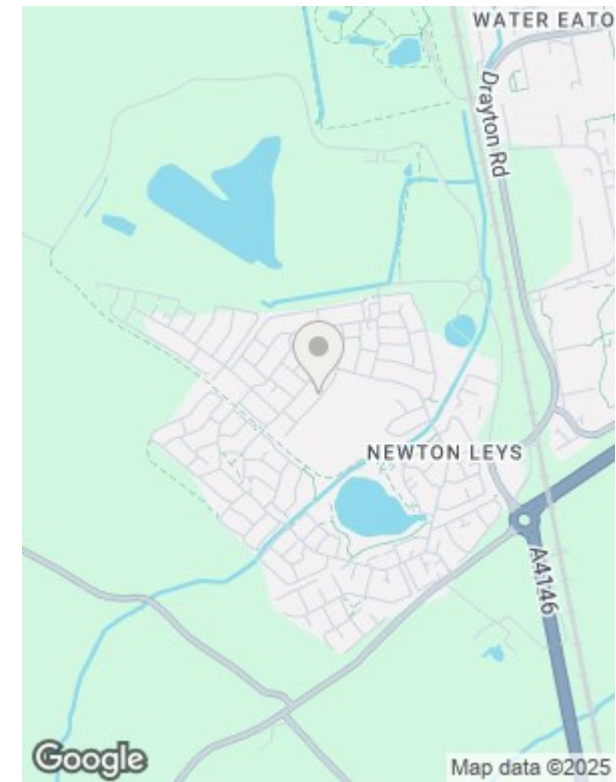


## First Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)



### 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	

