



Galapagos Grove, Newton Leys, MK3 5RP

Price: Offers Over £200,000 Leasehold



A fantastic top floor two bedroom apartment, bright, airy and neutrally decorated throughout. The property would make a great first time purchase, featuring an open plan living area and the primary bedroom with an en-suite. Viewing is highly recommended.





# Galapagos Grove

## Newton Leys, MK3 5RP



Newton Leys has the beautiful Buckinghamshire countryside on its doorstep and is conveniently located with access to the Leighton Buzzard Bypass and A5, it also gives good road links to Milton Keynes, Leighton Buzzard and the M1. You have a choice of either Bletchley or Leighton Buzzard Train Stations which both offer services directly into London Euston and Birmingham. Primary and Secondary schooling is nearby and within walking distance is Newton Leys District Centre which includes an Asda supermarket and take aways or you could visit the family friendly pub/restaurant.



You enter the block through a secure entry door into the communal area, where rise to all floors. This apartment is situated to the top floor.

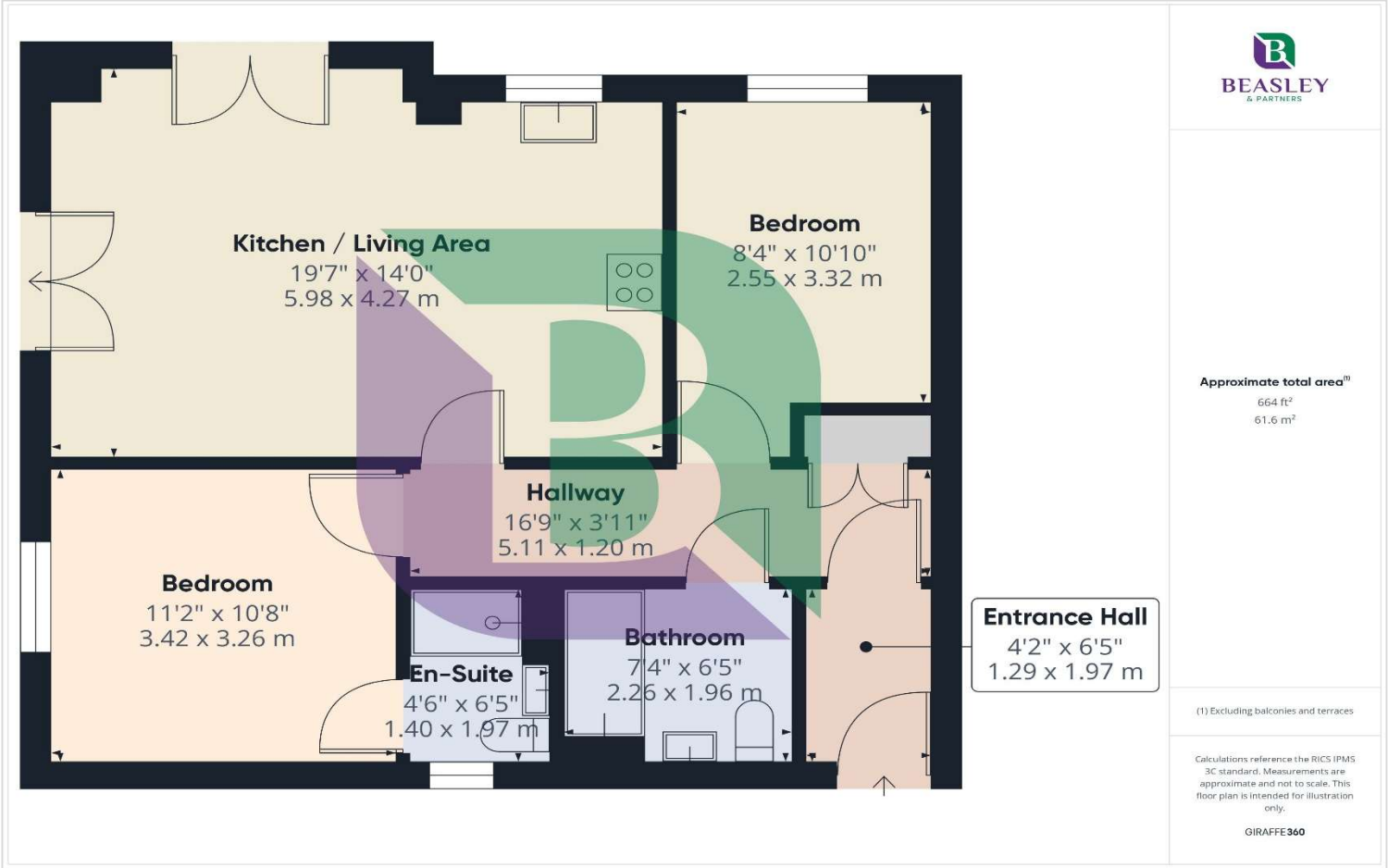
Entering the apartment, you step into the entrance hall, with a door leading through to the main hallway. From here, doors provide access to a storage cupboard, bathroom, two bedrooms, and the open plan living/kitchen area.

Both the bedrooms are doubles with the primary benefiting its own private en-suite shower room. The main bathroom is fitted with a white suite, the bath also having an overhead shower.

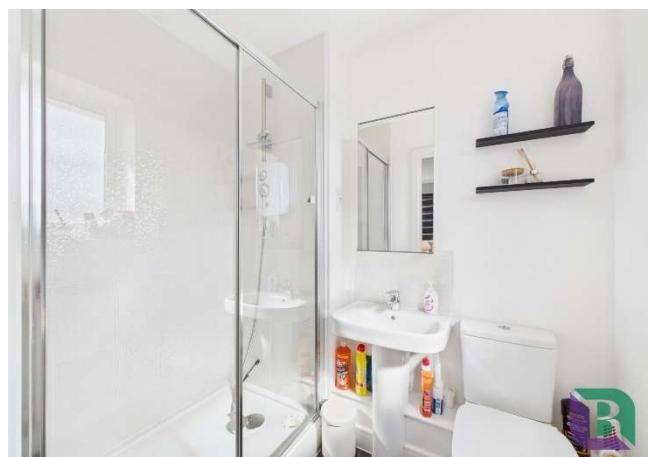
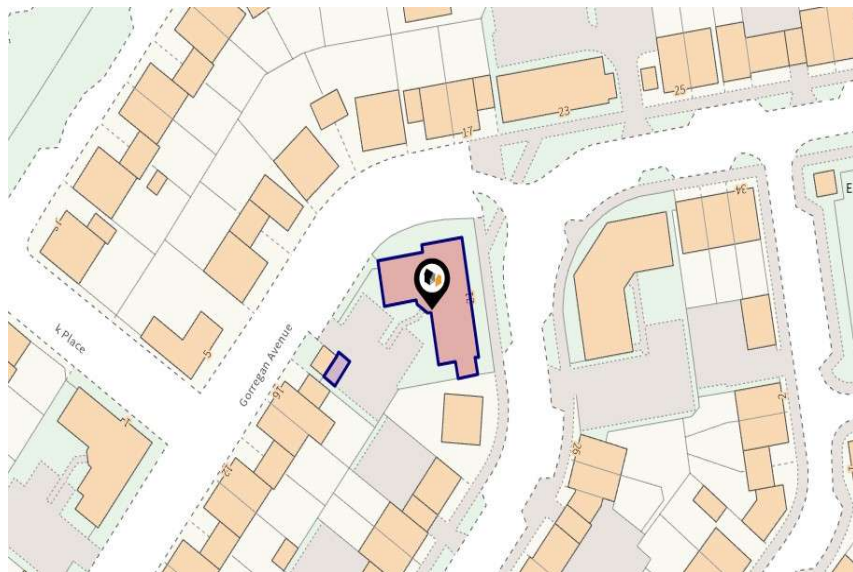
The modern open plan living/kitchen area is a delightful bright space with a window and two sets of double doors opening to Juliet balconies. The kitchen is fitted with a range of white units and drawers. Work surfaces incorporate an inset one and a half bowl drainer unit and a gas hob with extractor over. Appliances include a built-in oven and integrated dishwasher, washing machine and fridge freezer.

Externally to the rear of the blocks is allocated parking (one space).

The vendor has informed:  
Annual Service Charge/Ground Rent: £2,000  
Remaining Lease: 117 years







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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