



**Connells**

Trinity Court North Aylesbury Street  
Bletchley Milton Keynes



### Property Description

Connells are delighted to bring to the market this immaculately presented two bedroom first floor modern apartment, situated in the heart of Fenny Stratford offering easy access to local amenities and transport links. This ideal first time buy or investment purchase offers the best of modern living with an open plan lounge, diner and kitchen with underfloor heating throughout. This property also benefits from secure gated parking to the rear of the block.

The accommodation comprises in brief, entrance hall, open plan lounge/diner/kitchen, two double bedrooms, en-suite to master and family bathroom. The property also boasts gated parking with cctv and visitor spaces both to front and back

### Entrance Hall

An open entrance hall with underfloor heating and a built-in cupboard.

### Lounge/Diner

15' 11" x 12' 4" ( 4.85m x 3.76m )  
A generously sized lounge/dining area with underfloor heating. Juliette balcony to front aspect. Double glazed window to front and side aspect.

### Kitchen

9' 11" x 5' 10" ( 3.02m x 1.78m )  
A well-presented kitchen with wall and base level units. Integrated appliances to include fridge freezer, washer/dryer, oven and four-ring gas hob.

### Master Bedroom

14' 1" x 10' 4" ( 4.29m x 3.15m )  
A generous double bedroom with underfloor heating, a fitted wardrobe and a double glazed window to front aspect.

### En-Suite

A three-piece suite to include WC, wash hand

basin and a walk-in shower cubicle. Recessed spotlights. Shaver port. Chrome heated towel rail.

### Bedroom Two

11' 5" x 9' 3" ( 3.48m x 2.82m )  
A double bedroom with underfloor heating and double glazed window to front aspect.

### Family Bathroom

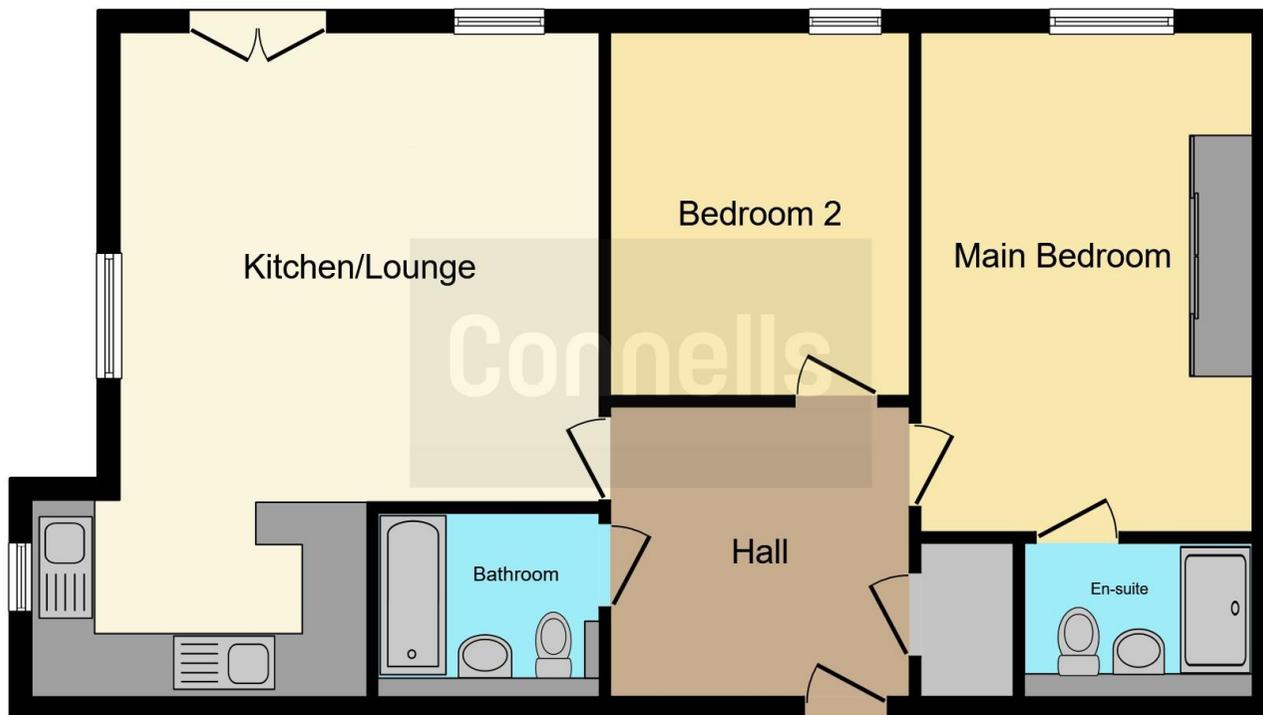
A three-piece suite to include WC, wash hand basin, and a bath with a shower attached. Chrome heated towel rail. Recessed spotlights. Extractor fan.

### Outside

### Parking

Allocated parking for one car located in a gated car park with CCTV security and visitor parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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188 Queensway Bletchley  
 MILTON KEYNES MK2 2SW

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1445.00

Ground Rent:  
 295.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLE311239](http://connells.co.uk/Property/BLE311239)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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