



Mikern Close, Bletchley, MK2 2UT



**1 Christine House Mikern Close  
Bletchley  
MK2 2UT**

**£175,000**

**Carters are delighted to offer to the market this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH GARAGE in the heart of Bletchley Town centre. THE LEASE HAS 984 YEARS REMAINING.**

The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1 and a good school catchment. The accommodation in brief comprises entrance hall, LOUNGE/DINER, kitchen, MASTER BEDROOM WITH BUILT IN WARDROBE, a further DOUBLE BEDROOM with BUILT IN WARDROBE and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, SINGLE GARAGE and COMMUNAL PARKING SPACES & GARDENS. The property would make an IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY and internal viewing is recommended. EPC rating C.

- Central Bletchley
- Walking Distance To Train Station
- UPVC Double Glazed
- Gas To Radiator Central Heating
- 999 Year Lease (984 Years Remain)
- Two Double Bedrooms With Built-in Wardrobes
- Garage
- Ideal FTB/BTL
- No Upper Chain
- EPC Rating C





#### **Communal Entrance**

Communal entrance with stairs rising to all floors.

#### **Entrance Hall**

Apartment entered via a hardwood door. Doors to all rooms. Wall mounted telephone intercom entry system. Radiator. Door to airing cupboard.

#### **Lounge/Diner**

Two UPVC double glazed windows to rear aspect. Two radiators. Telephone point. Sliding door to kitchen.

#### **Kitchen**

UPVC double glazed window to rear aspect. Fitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Space for fridge/freezer and gas cooker. Plumbing for washing machine. Tiled to splashback areas. Wall mounted boiler.

#### **Bedroom One**

Tall UPVC double glazed window to front aspect. Built-in double wardrobe with storage units over. Radiator. Telephone point.

#### **Bedroom Two**

Tall UPVC double glazed window to front aspect. Built-in double wardrobe with storage units over. Radiator.

#### **Family Bathroom**

White three-piece suite with Victorian style fittings comprising of a bath with handheld shower tap, pedestal mounted wash hand basin and a low-level WC. Radiator. Two handrails. Fully tiled walls. Wall mounted extractor fan.

#### **Communal Areas, Gardens & Parking**

There is a communal laundry airing room to the first floor.

#### **Communal Garden**

Lawned areas front and rear.

#### **Parking**

There are plenty of communal parking spaces.

#### **Garage**

Situated to the side of the apartment block. Up and over door. Work bench. Power and light.

#### **Lease & Charges**

The service charge £800 per annum and reviewed at the AGM of the leaseholders. ground rent £250 per annum and fixed for the entire term of the lease. Started in 2011 with a lease of 999 years with 984 year remaining.

#### **Property Information**

Tenure: Leasehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band A

#### **Note To Purchasers**

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.

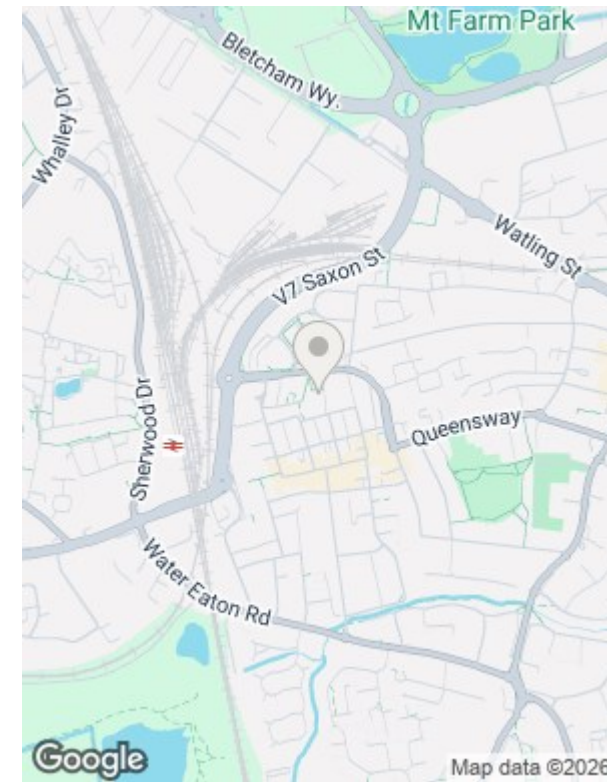


## Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)




Total area: approx. 56.2 sq. metres (604.8 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			
(69-80) C		72	75
(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	

