



**Connells**

Stephenson House Wetherburn Court  
Bletchley Milton Keynes

# Stephenson House Wetherburn Court Bletchley Milton Keynes MK2 2AF

for sale offers over  
**£150,000**



## Property Description

10.7% High-Yield Investment - EWS-1 RATED  
- Stunning 8th Floor City Apartment - Ideal for First-Time Buyers or Investors - Offers Over £140,000

Experience elevated modern living in this generously sized 8th-floor apartment. offering panoramic views and sleek, open-plan interiors. Following full building remediation in 2024 the property holds a clean EWS-1 A1 rating, making it fully compliant for mortgage purposes and providing absolute peace of mind for any resident.

The property represents a rare high-yield opportunity for the investment market, with a potential gross yield of 10.7%. For the owner-occupier, this is a stylish, secure, and energy efficient home in a prime commuter location.

Stephenson House is situated in the heart of Bletchley and offers easy access to local amenities including schools and shops, whilst also maintaining close proximity to transport links including Bletchley train station, the bus station and the A5 and M1 road networks.

## Entrance Hall

Airing cupboard and wall mounted radiator.

## Lounge/Diner

15' 9" x 15' 8" ( 4.80m x 4.78m )

A generously sized lounge/dining room benefitting from two UPVC double-glazed window to rear aspect and wall mounted radiator.

## Kitchen

10' 1" x 7' 11" ( 3.07m x 2.41m )

A range of wall and base level units. Integrated appliances to include oven, four ring electric hob and fridge freezer. Stainless steel sink and drainer.

## Master Bedroom

13' 7" Maximum x 11' 8" ( 4.14m Maximum x

3.56m )

A generously sized double-bedroom benefitting from built-in wardrobe, wall mounted radiator, UPVC double-glazed window to rear aspect.

## En-Suite

A three-piece suite to include WC, wash hand basin and shower cubicle. Extractor fan. Wall mounted radiator.

## Bedroom Two

9' 6" x 9' 3" ( 2.90m x 2.82m )

A double bedroom benefitting from UPVC double-glazed window to rear aspect, built-in wardrobe and wall mounted radiator.

## Bathroom

A three-piece suite comprising WC, pedestal wash hand basin and bathtub with an attached shower. Wall mounted radiator. Extractor fan.





**Floor Plan**

Total floor area 69.7 m<sup>2</sup> (751 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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188 Queensway Bletchley  
MILTON KEYNES MK2 2SW

EPC Rating: B

Council Tax  
Band: B

Service Charge:  
1985.58

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLE311822](http://connells.co.uk/Property/BLE311822)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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