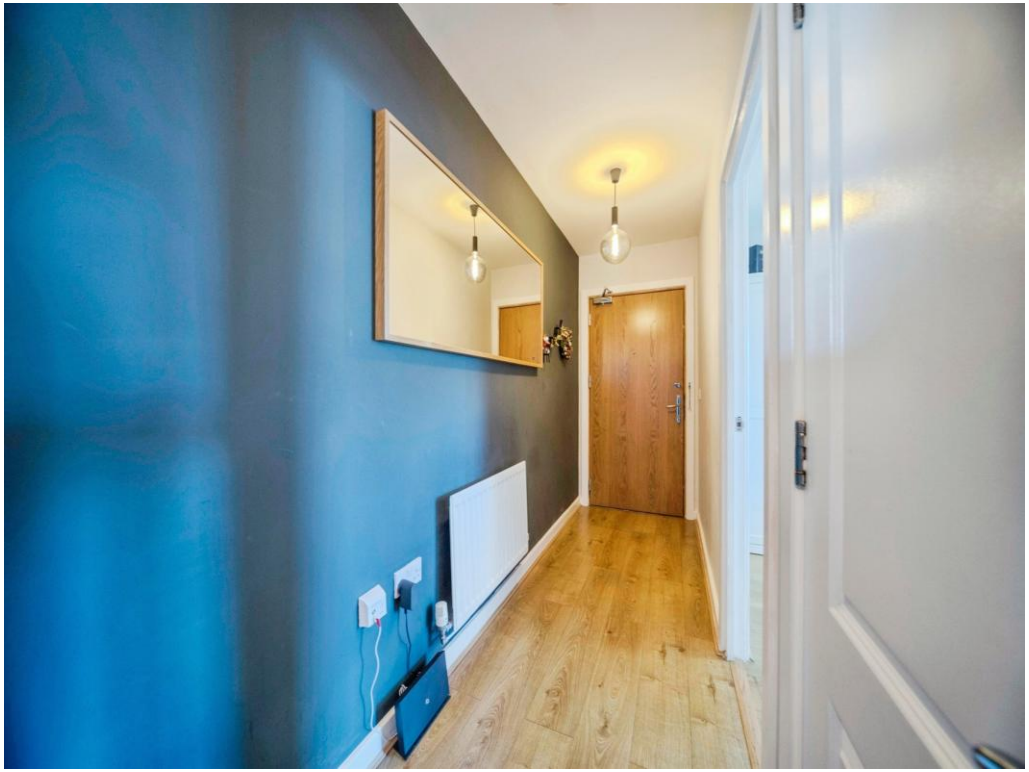


Connells

Coleman House Watling Street
Bletchley MILTON KEYNES

Coleman House Watling Street
Bletchley MILTON KEYNES MK2 2AW

for sale
£155,000







Property Description

Located in the highly desired 'Aqua' devlopment is this generously sized and immaculately presented one bedroom upper floor apartment. This property serves as the ideal first time purchase for those looking to take a step onto the property ladder, or as the perfect buy to let investment for those looking to expand their portfolio. Accommodation comprises entrance hall benefitting from ample storage, an open-plan fully integral kitchen and living area, a spacious bedroom and a well-presented bathroom. Outside there is allocated parking situated within a gated car park offering parking for one car. The communal area also boasts lift access to all floors.

The location of this apartment also has its fair share of benefits with easy access to a wide range of local amenities as well as transport links in particulars Bletchley mainline train station and the A5 and M1 road networks.

Entrance Hall

A bright and airy hallway offering access to the bedroom, living area and the bathroom. Two generous built-in storage cupboards. Wall mounted radiator.

Living Room

A generously sized living room which is open-plan with the kitchen. UPVC double-glazed juliette balcony to side aspect. Two wall mounted radiators.

Kitchen

A range of wall and base level units. Integrated appliances to include oven, four-ring electric hob, fridge freezer, washing machine and a dishwasher. Stainless steel sink and drainer. Integrated extractor fan and hood.

Bedroom

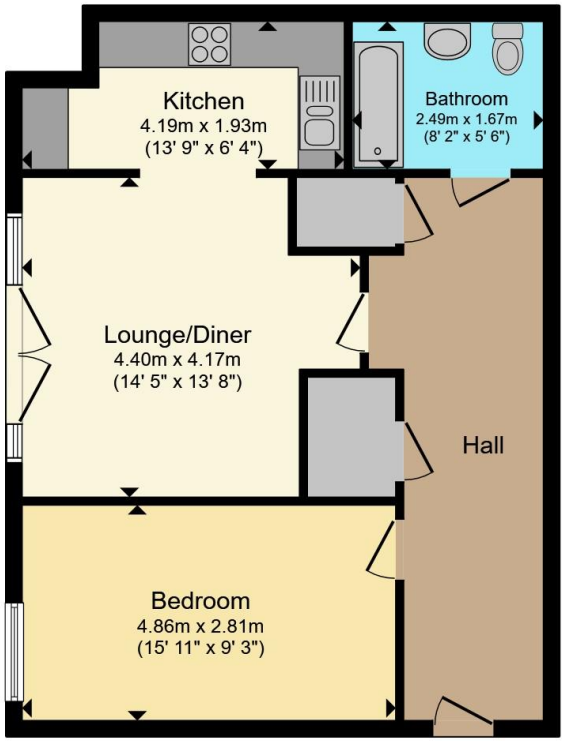
A generously sized double bedroom benefitting from a double-glazed window to side aspect and a wall mounted radiator.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 60.9 m² (656 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

Connells

To view this property please contact Connells on

T 01908 375 241
E bletchley@connells.co.uk

188 Queensway Bletchley
MILTON KEYNES MK2 2SW

EPC Rating: Awaited

Council Tax Band: A

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BLE312329

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.