



**Connells**

Coleman House Watling Street  
Bletchley MILTON KEYNES



### Property Description

Located in the highly desired 'Aqua' development 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 particular 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

15' x 13' 8" ( 4.57m x 4.17m )  
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

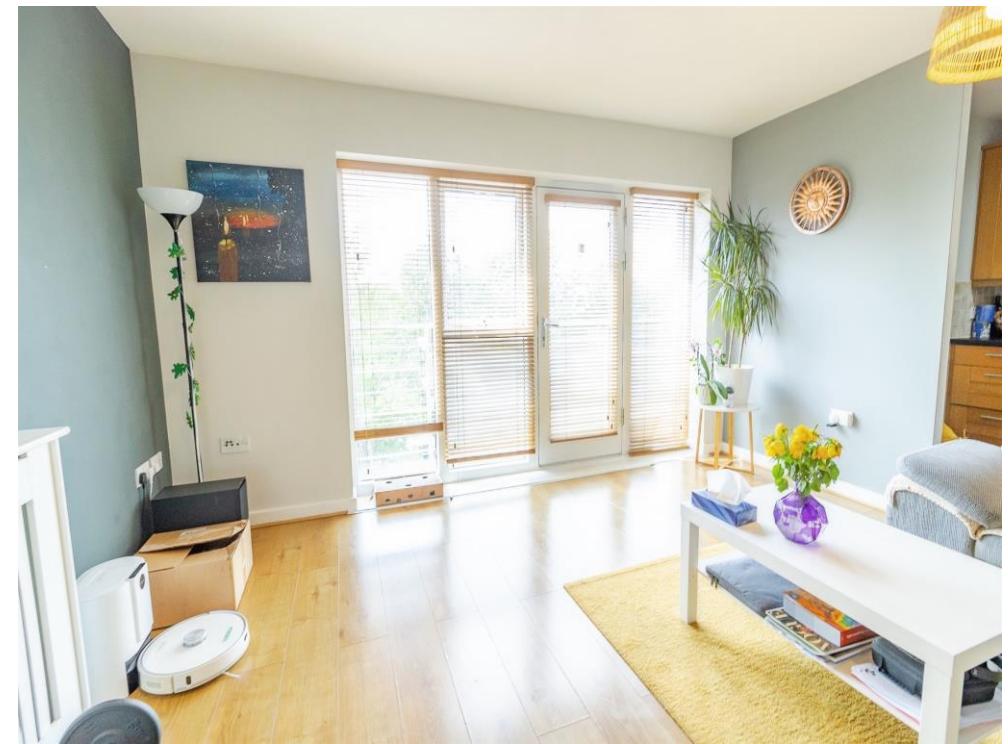
20' 3" x 12' 5" ( 6.17m x 3.78m )  
A range of wall and base level units. Integrated appliances to include oven, four-ring electric hob, fridge freezer, washing machine and a dishwasher. Stainless steel sink and drainer. Integrated extractor fan and hood.

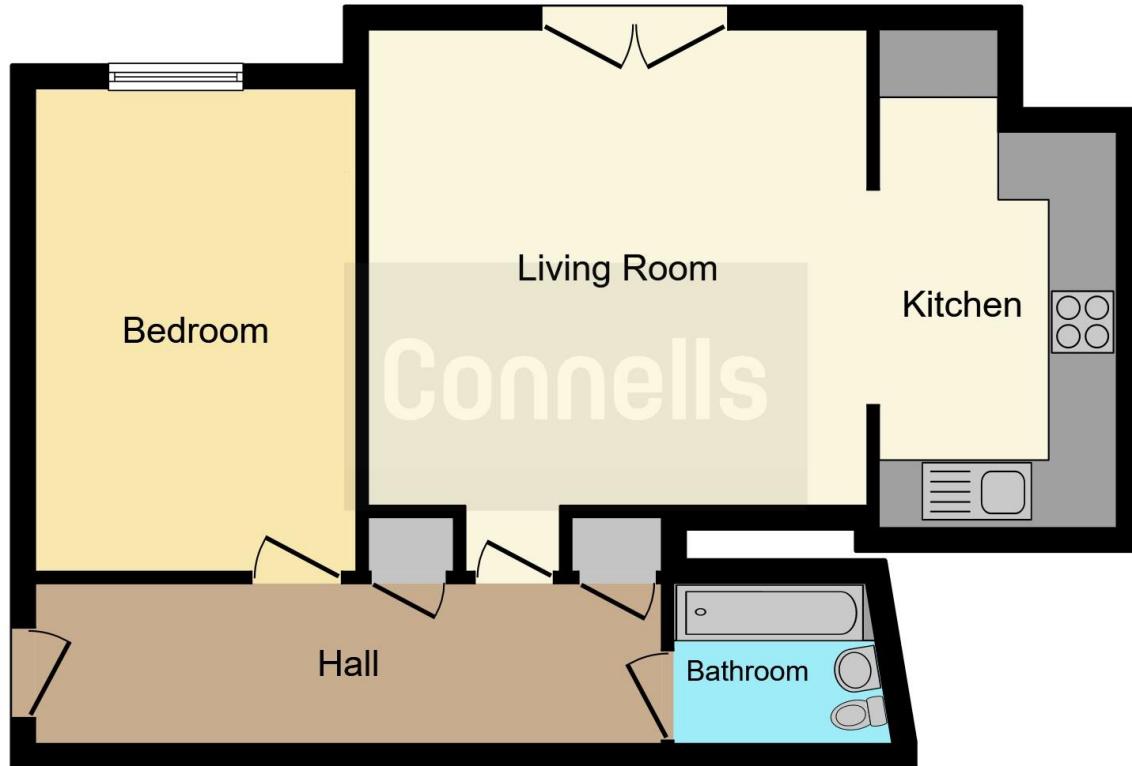
### Bedroom

15' 10" x 9' 3" ( 4.83m x 2.82m )  
A generously sized double bedroom benefitting from a double-glazed window to side aspect and a wall mounted radiator.

### Bathroom

A three-piece suite to include WC, pedestal wash hand basin and bathtub with an attached shower. Recessed spotlights. Integrated extractor fan. Wall mounted radiator.





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

**T 01908 375 241**  
**E [bletchley@connells.co.uk](mailto:bletchley@connells.co.uk)**

188 Queensway Bletchley  
MILTON KEYNES MK2 2SW

EPC Rating: C  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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