



**Water Eaton Road  
Bletchley, Buckinghamshire MK2 3BZ  
Guide price £145,000**

Nestled on Water Eaton Road in the vibrant area of Bletchley, Milton Keynes, this modern purpose-built flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning an area of 409 square feet, the property features a well-appointed bedroom, a stylish bathroom, and a welcoming reception room that provides an ideal setting for relaxation or entertaining guests.

Constructed in 2007, this flat boasts contemporary design elements and is well-maintained, ensuring a pleasant living experience. The property benefits from a generous parking space for one vehicle, adding to the convenience of urban living. With a 125-year lease granted in 2007, prospective buyers can enjoy peace of mind regarding ownership.

Situated within Council Tax Band A, this flat presents an affordable option for those looking to settle in a thriving community. Notably, there are no ground rent or service charges, making this property an attractive choice for budget-conscious buyers.

With its prime location in Bletchley, residents will find themselves within easy reach of local amenities, transport links, and recreational facilities. This flat is not just a home; it is an opportunity to embrace a lifestyle of comfort and accessibility in one of Milton Keynes' most sought-after areas. Whether you are a first-time buyer or looking to downsize, this property is well worth a visit.

**Entrance**



**Main Bedroom**

10'9" 8'9" (3.29m 2.67m)



**Entrance Hall**

**Lounge/Diner**

10'9" x 14'9" (3.30m x 4.52m)



**Kitchen**

9'7" x 4'6" ( 2.93m x 1.39m)



**Bathroom**



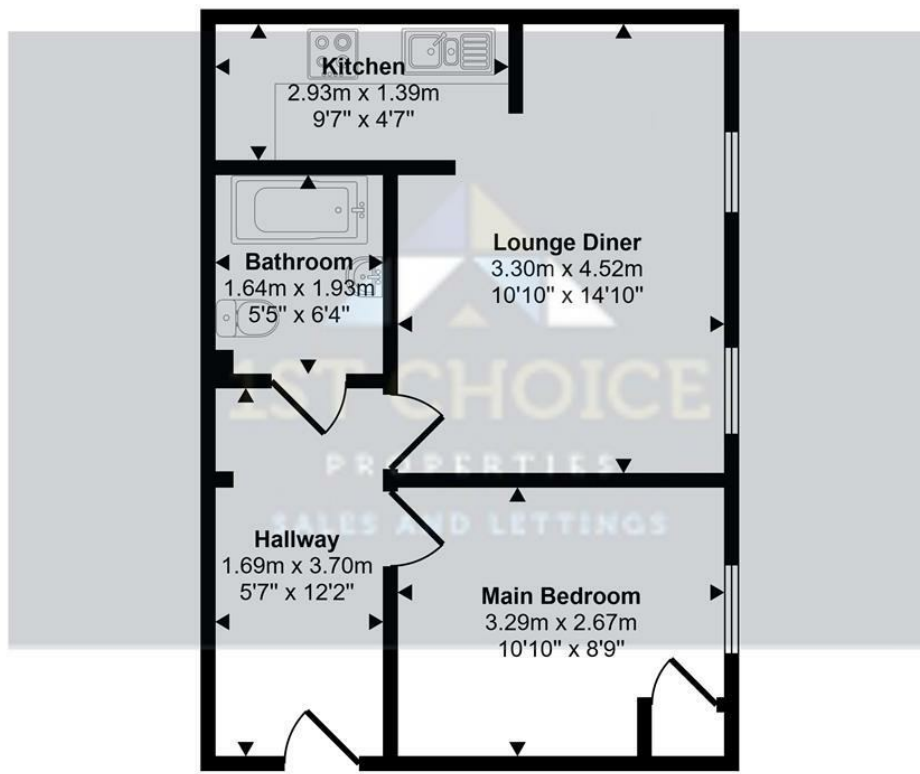
**Parking**



**NB Notes**



Approx Gross Internal Area  
38 sq m / 405 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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