



**Connells**

Avocet House Millward Drive  
Bletchley Milton Keynes



### Property Description

Connells are delighted to offer to the market this immaculately presented one bedroom ground floor apartment located in the highly desired 'Aqua' development in Fenny Stratford. This property is ideally situated on the banks of the Grand Union Canal and offers scenic and peaceful waterside living, whilst also maintaining close proximity to local amenities such as shops as well as transport links such as Bletchley train station and the A5 and M1 road networks.

Accommodation comprises a spacious entrance hall benefitting from an intercom entry system and a utility cupboard with plumbing for a dryer, an open-plan lounge diner which leads through to a well-presented kitchen, a generously sized double-bedroom and an immaculate bathroom rounds off the internal living. Outside the property benefits from allocated parking situated in a gated car park.

### Entrance Hall

A spacious entrance hall benefitting from an intercom entry system. Built-in utility cupboard which measures 6'05 by 2'04 and offers plumbing for a dryer. Wall mounted radiator.

### Lounge/Diner

16' x 15' 6" ( 4.88m x 4.72m )  
Two UPVC double-glazed windows to rear aspect. Two wall mounted radiators.

### Kitchen

9' 9" x 6' 4" ( 2.97m x 1.93m )  
A range of wall and base level units. Space for fridge freezer, washing machine and a slimline dishwasher. Integrated appliances to include oven and four ring gas hob. Extractor fan. Stainless steel sink and drainer.

### Bedroom

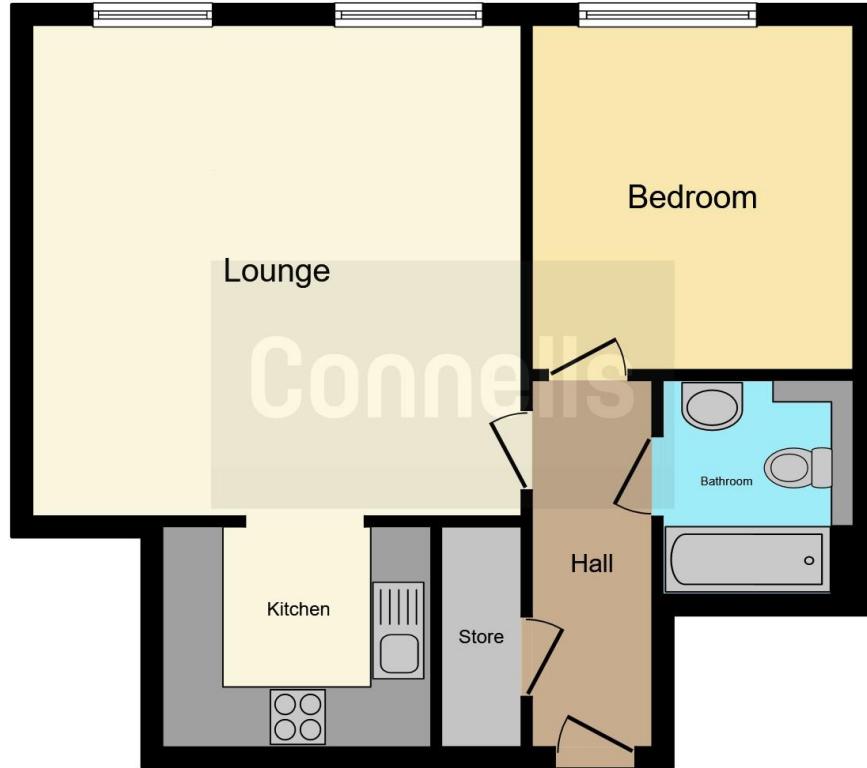
12' 6" x 10' 6" ( 3.81m x 3.20m )  
A generously sized double-bedroom benefitting from UPVC double-glazed window

to rear aspect and wall mounted radiator.

### Bathroom

An immaculate three-piece suite to include WC, pedestal wash hand basin and a bathtub with an attached shower. 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:  
1800.00              Ground Rent:  
500.00

Tenure: Leasehold

**[check out more properties at connells.co.uk](http://checkoutmorepropertiesatconnells.co.uk)**

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.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLE311563 - 0006

