



**Connells**

St Margarets Court Vicarage Road  
Bletchley Milton Keynes



### Property Description

Located just off of Vicarage Road within the highly desired location of 'Fenny Stratford' is this sizeable two bedroom duplex style apartment. This properties location benefits from being within close proximity to local amenities, such as shops and schools. This property is also within easy access to local transport links, namely the train station, bus station and the A5 and M1 road links.

Accommodation comprises in brief, entrance hall, lounge, kitchen, first floor landing, two double bedrooms and a family bathroom. Outside the property benefits from access to a car port and also a communal garden at the rear of the property.

### Entrance Hall

Stairs from main lobby. Carpet floor.

### Lounge

18' 4" x 11' 11" ( 5.59m x 3.63m )  
Laminate Flooring. Two storage heaters. Double glazed window to rear. Stairs to top floor.

### Kitchen

11' 11" x 8' 8" ( 3.63m x 2.64m )  
Enter from lounge. Tile flooring. Window to front aspect. Space for washing machine, cooker and for fridge freezer.

### First Floor

### Landing

Rise from lounge. Carpet flooring. Storage cupboard.

### Bedroom One

11' 11" x 8' 8" ( 3.63m x 2.64m )  
Enter from landing. Laminate flooring. Built in wardrobe. Two double glazed windows to rear aspect

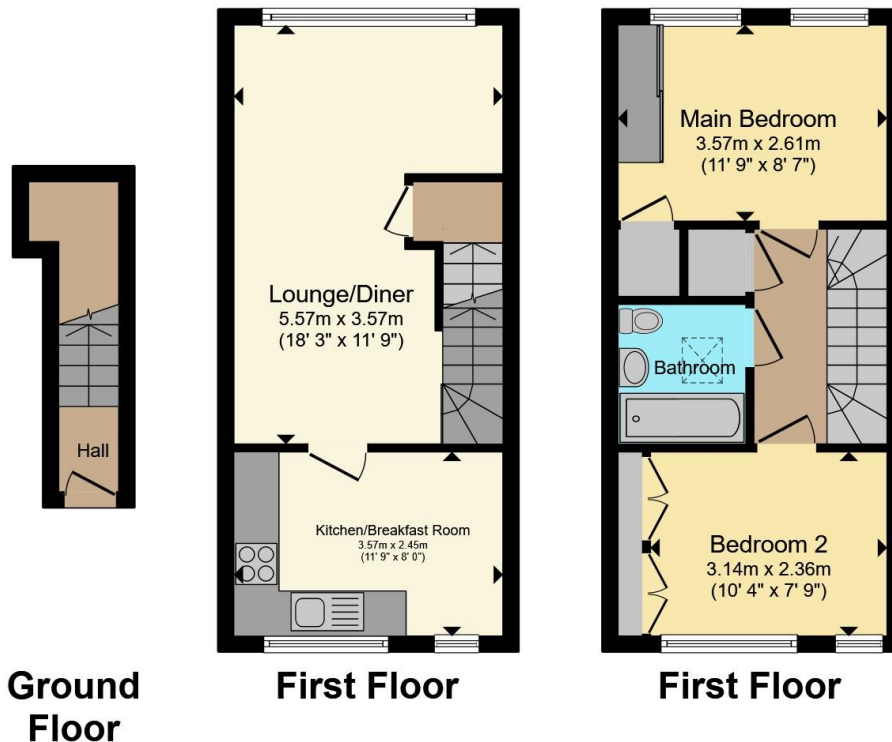
### Bedroom Two

10' 3" x 7' 11" ( 3.12m x 2.41m )  
Enter from landing. Laminate flooring. Integrated wardrobe. Double glazed window to front aspect.

### Bathroom

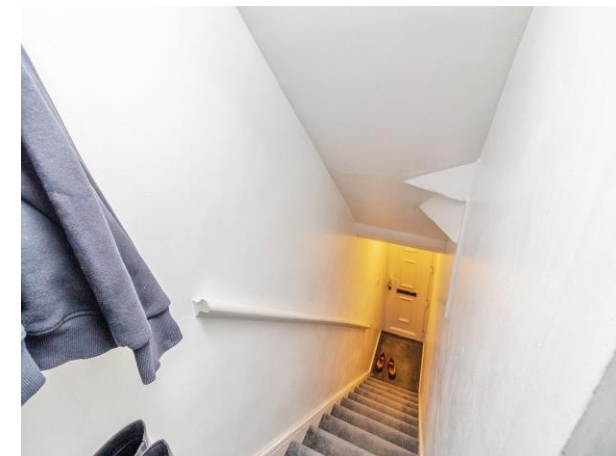
Enter from landing. Vinyl flooring. Skylight window. Bath with shower attached. WC and Wash hand basin.





Total floor area 61.6 m<sup>2</sup> (663 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)



To view this property please contact Connells on

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188 Queensway Bletchley  
 MILTON KEYNES MK2 2SW

EPC Rating: D

Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLE311851](http://connells.co.uk/Property/BLE311851)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2017. 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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Property Ref: BLE311851 - 0006