



Yorkshire Close, Milton Keynes, MK3 7EQ



**40 Yorkshire Close
Bletchley
Milton Keynes
MK3 7EQ**

£180,000

Carters are delighted to bring to market this REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT, located on the Manor Park development in West Bletchley. The location is walking distance to local shops, excellent school catchments and in close proximity to road links and also to Bletchley train station which offers a direct link to London Euston in under 45 minutes making it ideal for commuters.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen with built in oven, hob and extractor, TWO GOOD SIZE BEDROOMS and family bathroom. The benefits include LOW SERVICE CHARGES, UPVC double glazing, gas to radiator central heating, COMMUNAL BIKE SHED and ALLOCATED PARKING. The property would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT. EPC rating B.

- West Bletchley Location
- Refurbished
- Two Bedrooms
- Gas to Radiator Central Heating
- UPVC Double Glazing
- Allocated Parking Spot
- Communal Bike Shed
- Low Service Charges
- Ideal for First Time Buyers/Buy to Let Investors
- EPC Rating B





Communal Entrance

Enter Via hardwood door with glass panels above. Stairs leading to first floor. Doors leading to 36 & 38. Door leading to carpark. Radiator.

Entrance Hall

Enter via hardwood door with glass panel above. Doors leading to all rooms. Storage cupboard. Radiator.

Lounge/Dining Room

UPVC double glazed window to front elevation. T.V and telephone point. Storage cupboard. Radiator. Archway leading to kitchen.

Kitchen

UPVC double glazed window to front elevation. Comprising of a range of wall and base units with roll top work surface. One and a half bowl stainless steel sink with drainer and mixer tap over. Integrated electric oven with gas hobs and stainless steel extractor fan over. Space for washing machine. Integrated fridge freezer. Wall mounted boiler. Ceramic tiled flooring. Radiator.

Bedroom One

UPVC double glazed window to rear elevation. T.V point. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. T.V. point. Radiator.

Family Bathroom

Three-piece suite comprising of low-level W.C, pedestal mounted wash hand basin and fully tiled panel bath with shower over. Extractor fan. Radiator.

Exterior

There is one parking space situated to the rear of the property and a communal bike shed.

Lease & Charges

108 years remaining

The service charge is (£678.97 pa) and ground rent (£250 pa) from June 2025

Note to Purchaser

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

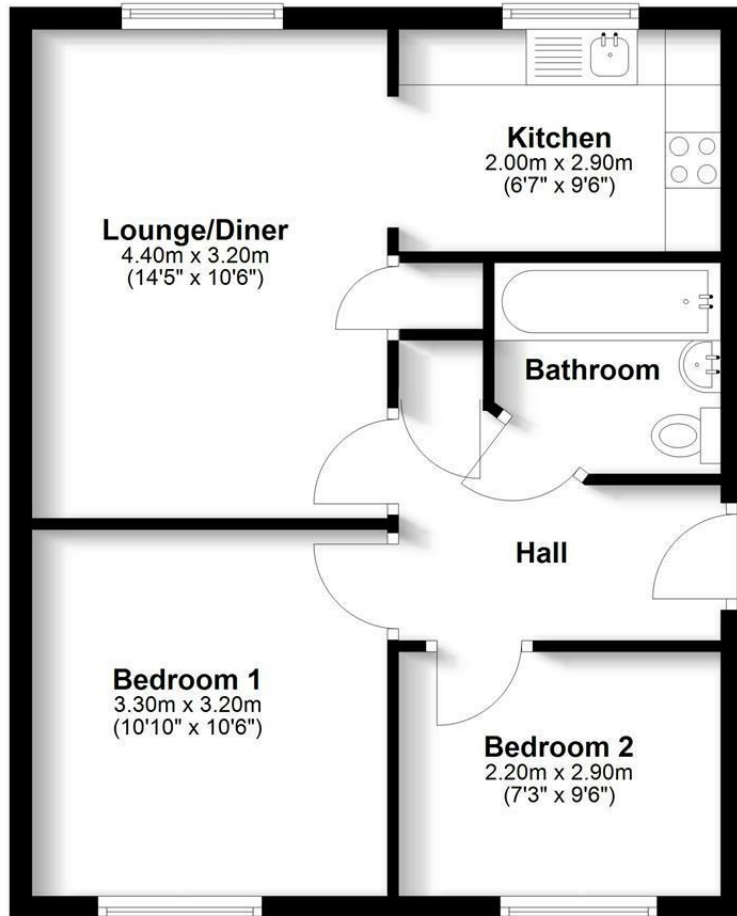
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



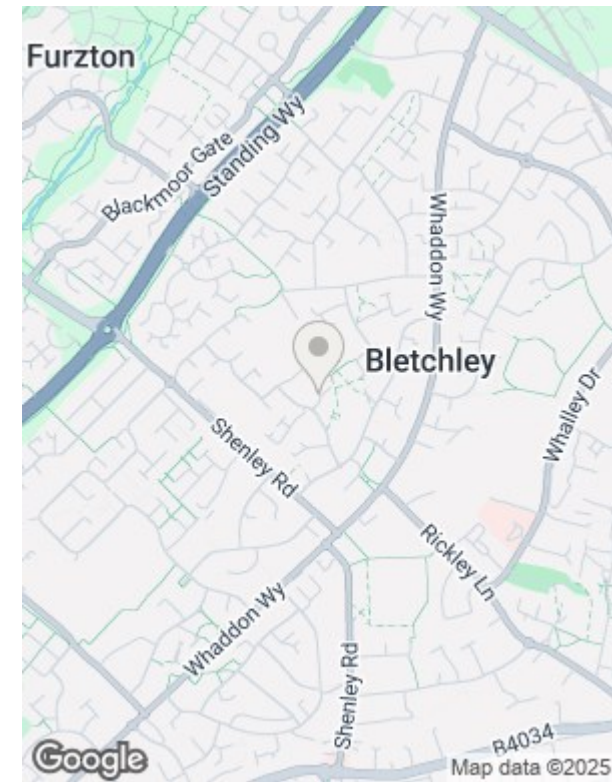


First Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 48.4 sq. metres (520.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

🗨️ 194 Queensway, Bletchley, MK2 2ST



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

