



Colossus Way, Milton Keynes, MK3 6GU



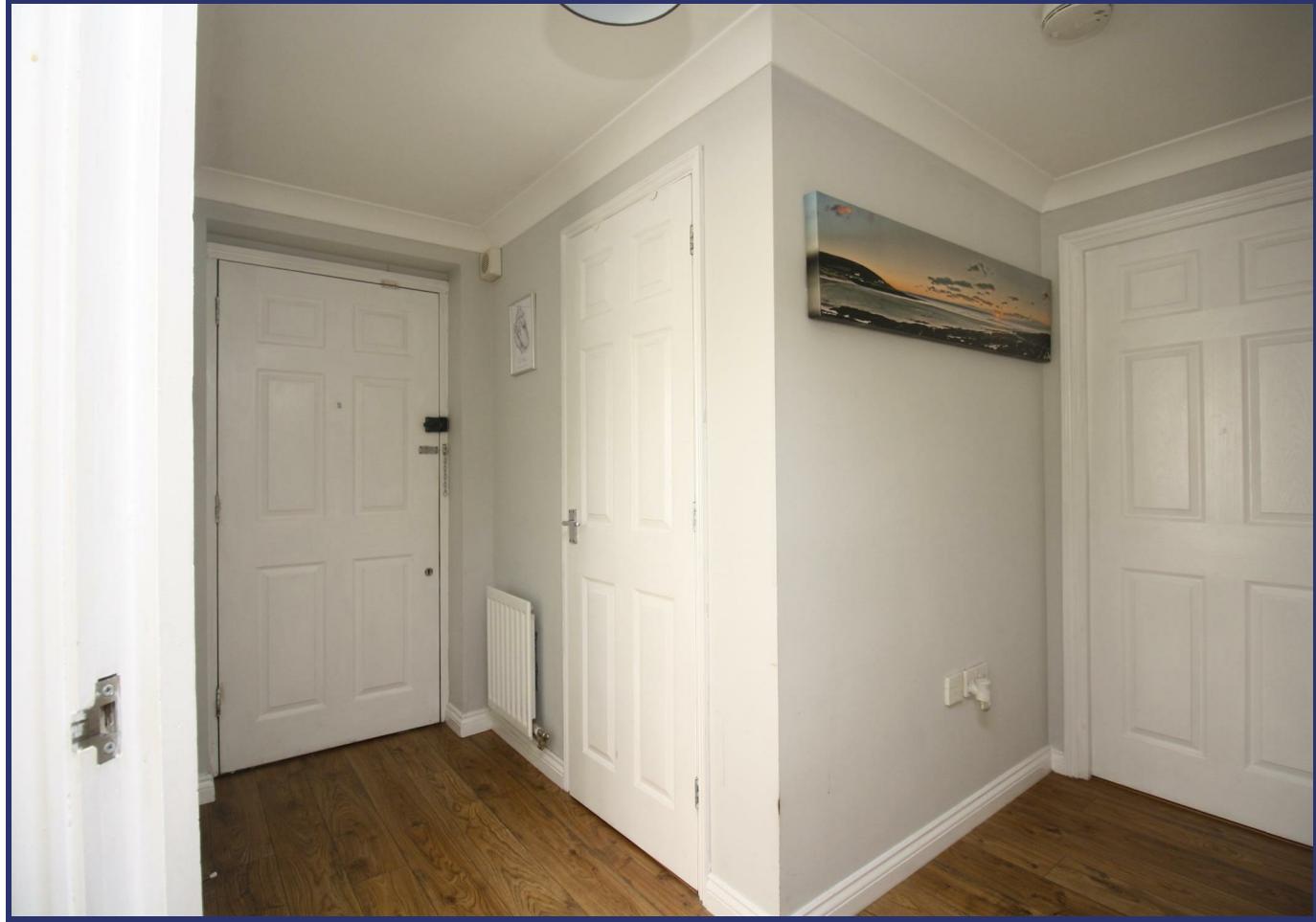
49 Colossus Way
Bletchley
Milton Keynes
MK3 6GU

£220,000

CARTERS are delighted to offer to the market this spacious GROUND FLOOR TWO BEDROOM apartment. Situated within the historic grounds of Bletchley Park, the location is within a short walk to Bletchley train station providing direct mainline links to London Euston within 45 minutes and as well as easy access to the A5 and M1, making it ideal for commuters. In addition, there are a wide range of local amenities including Bletchley high street, leisure centre, schools, bus station and supermarkets all within walking distance.

The accommodation in brief comprises an entrance hall, DOUBLE BAY FRONTED LOUNGE/DINER, separate modern kitchen with a built in and integrated appliances, PRINCIPLE BEDROOM WITH ENSUITE AND FITTED DOUBLE WARDROBES, a further double bedroom and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, and ASSIGNED ALLCOATED PARKING. Internal viewing is highly recommended to fully appreciate. EPC rating C.

- Desirable Bletchley Park Location
- Ground Floor Apartment
- Bay Fronted
- Two Double Bedrooms
- Principle Bedroom with Ensuite
- Allocated Parking
- Close to Local Amenities
- Close Proximity to Bletchley Train Station
- Internal Viewing Recommended
- EPC Rating B





Communal Entrance

Enter via hardwood door with UPVC panel above. Stairs leading to first floor. Doors leading to all rooms. Storage cupboards. Radiator.

Entrance Hall

Enter via hardwood door. Storage cupboard. Doors leading to all rooms. Radiator.

Lounge/Diner

Bay fronted UPVC double glazed windows to front and side aspect. Archway leading to kitchen. Storage cupboard housing combination boiler. Two radiators.

Kitchen

UPVC double glazed window to rear and side aspect. Fitted in a range of units units to wall and base levels with worksurface over. Integrated gas hobs with stainless steel extractor fan over. Integrated electric oven. Integrated fridge/freezer. Integrated dishwaher. Integrated washing machine. Radiator.

Principle Bedroom

UPVC double glazed window to rear aspect. two built in wardrobes. Door leading into ensuite. Radiator.

Ensuite

Three piece suite comprising of low-level WC, hand wash pedestal basin and fully tiled shower cubicle. Extractor fan. Radiator.

Bedroom Two

UPVC double glazed window to front aspect. Radiator.

Family Bathroom

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

Exterior

Enclosed by maintained hedges. Path leading to communal entrance. Parking to the side. Allocated parking for one vechile.

Charges

According to the vendor the combined service charge, building insurance and ground rent is £2091.43 per annual.

Material Information

Note To Purchaser

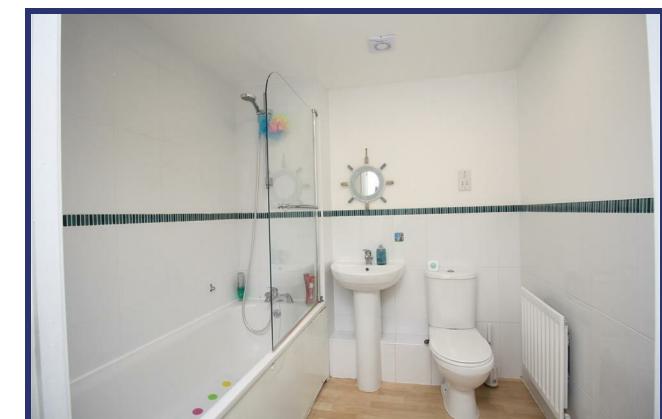
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

Disclaimer

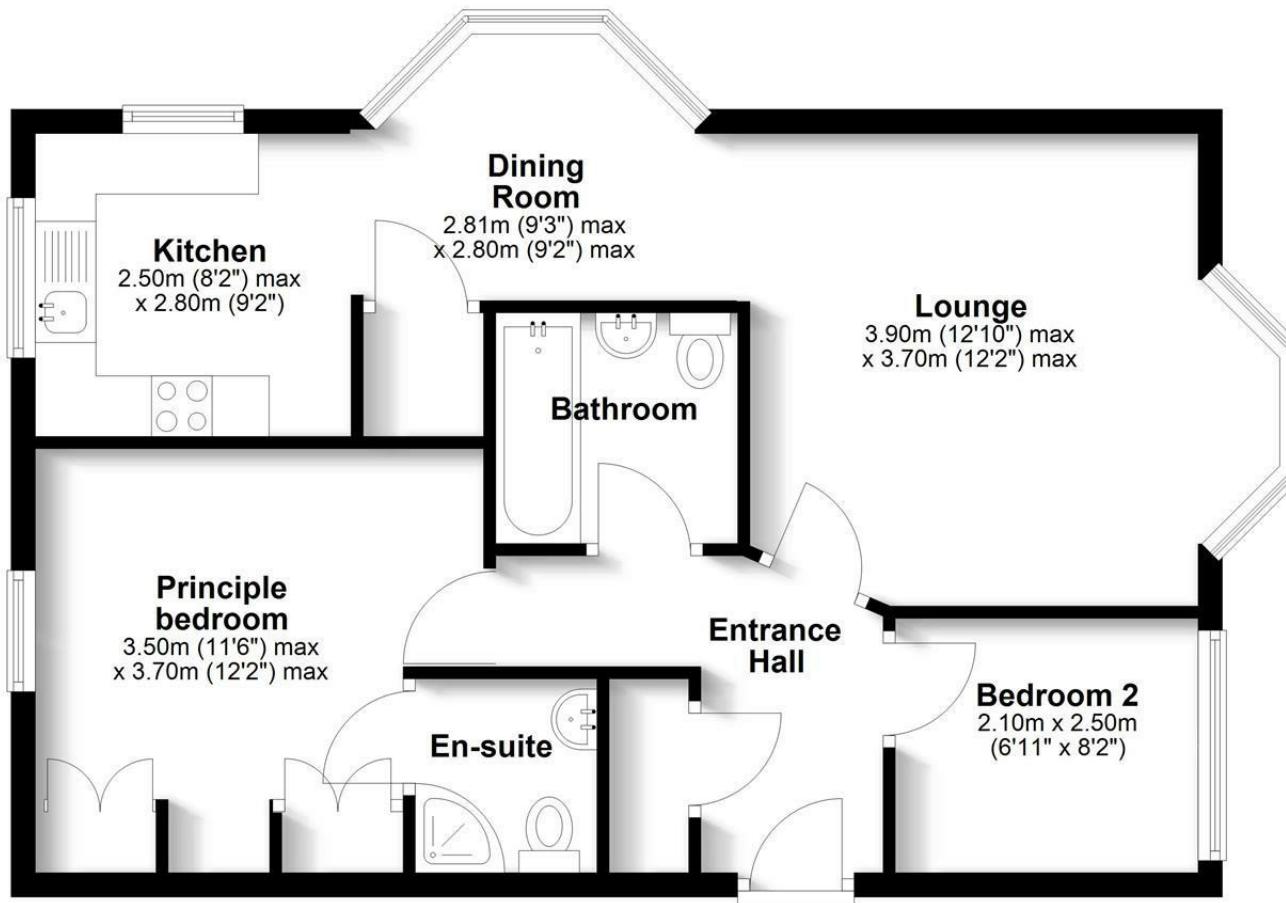
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. Some items may be available subject to negotiation with the Vendor.



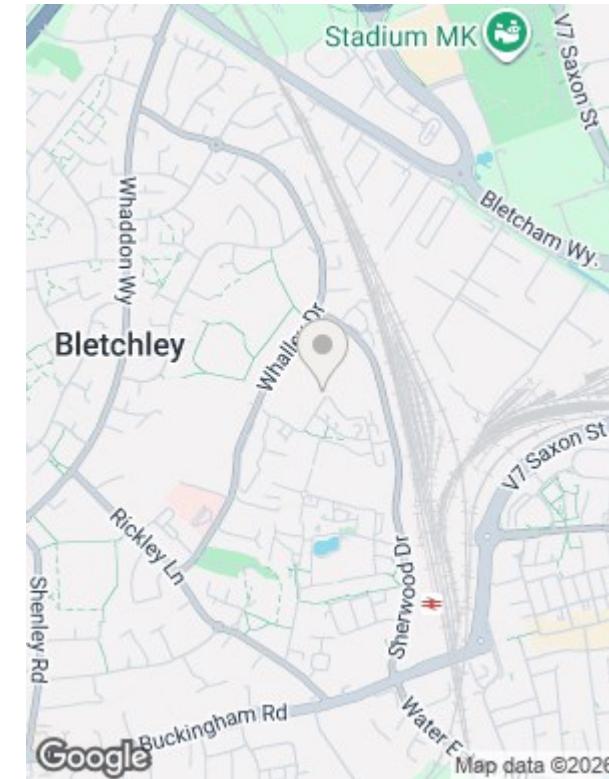


Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 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	

