



Napier Street, Milton Keynes, MK2 2NE



**15 Baisley Gardens Napier Street  
Bletchley  
Milton Keynes  
MK2 2NE**

**£167,500**

**A well proportioned and generously sized TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT FOR THE OVER 55'S, serviced by a lift to all floors and situated on the centrally located development of Baisley Gardens in Fenny Stratford. This property is just a short walk away from Bletchley High Street with all the shops and amenities it has to offer.**

The accommodation in brief comprises of a communal entrance with a lift to all floors, entrance hall, LOUNGE/DINER WITH JULIET BALCONY, kitchen with built in oven and hob, PRINCIPLE BEDROOM WITH EN-SUITE & A FITTED RANGE OF WARDROBES, second double bedroom with fitted wardrobe and a family bathroom. The benefits include UPVC Double glazing, electric heaters, COMMUNAL GARDEN AREAS and communal parking. This property is offered in excellent condition and internal viewing is highly recommended. EPC Rating tbc.

- Two Bedroom First Floor Apartment For the Over 55's
- Centrally Located In Fenny Stratford Close By To Amenities
- Serviced Lift
- Cul-De-Sac Location
- Lounge With Juliet Balcony
- Communal Gardens & Parking
- Principle Bedroom With Ensuite
- Very Well Maintained
- Viewing Highly Recommended
- EPC Rating Tbc





### Entrance Hall

Communal entrance with a lift and stairs serving all floors. Apartment entered via hard door with obscure double glazed panel. Doors to lounge/diner, two bedrooms and a bathroom. Door to airing cupboard. Double doors to built in storage cupboard. Wall mounted electric storage heater. Wall mounted video security entry system.

### Lounge/Diner

UPVC door with double glazed panel and two UPVC double glazed windows with a Juliet balcony to the rear elevation. Wall mounted electric storage heater. Walk through to kitchen.

### Kitchen

Dual aspect with UPVC double glazed windows to rear and side elevations. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink drainer and mixer taps over. Built-in oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space fridge freezer. Tiled to splash back areas. Wall mounted extractor fan.

### Bedroom One

UPVC double glazed window to side elevation. Fitted range of wardrobes. Wall mounted electric heater. Door to ensuite.

### Ensuite

White three-piece suite comprising of a fully tiled shower cubicle, pedestal mounted wash hand basin with tiles to splashback areas and a low-level WC. Heated towel rail. Shaver point. Wall mounted electric heater. Wall mounted extractor fan.

### Bedroom Two

UPVC double glazed window to side elevation. Fitted Wardrobe. Wall mounted electric heater.

### Bathroom

White three-piece suite comprising of a panel bath with shower tap over, pedestal mounted wash hand basin and a low-level WC. Wall mounted heated towel rail. Shaver point. Wall mounted electric heater. Wall mounted extractor fan. Tiled to splashback areas.

### Exterior

Communal parking area to the front of the building, offering generous spaces for residents. There are also communal garden spaces surrounding the building.

### Lease & Charges

105 years remaining  
Started in 2006 with a lease of 125 years.

Service charge £106.92  
Monthly insurance £21.93  
Maintenance reserve £25.54  
Total £154.39

PLEASE NOTE THE TOTAL SERVICE CHARGE WILL CHANGE FROM 1/4/26 TO £183.83 PER MONTH

### Property Information

Tenure: Leasehold  
Local Authority: Milton Keynes Council.  
Council Tax Band: B

### Note To Purchasers

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.

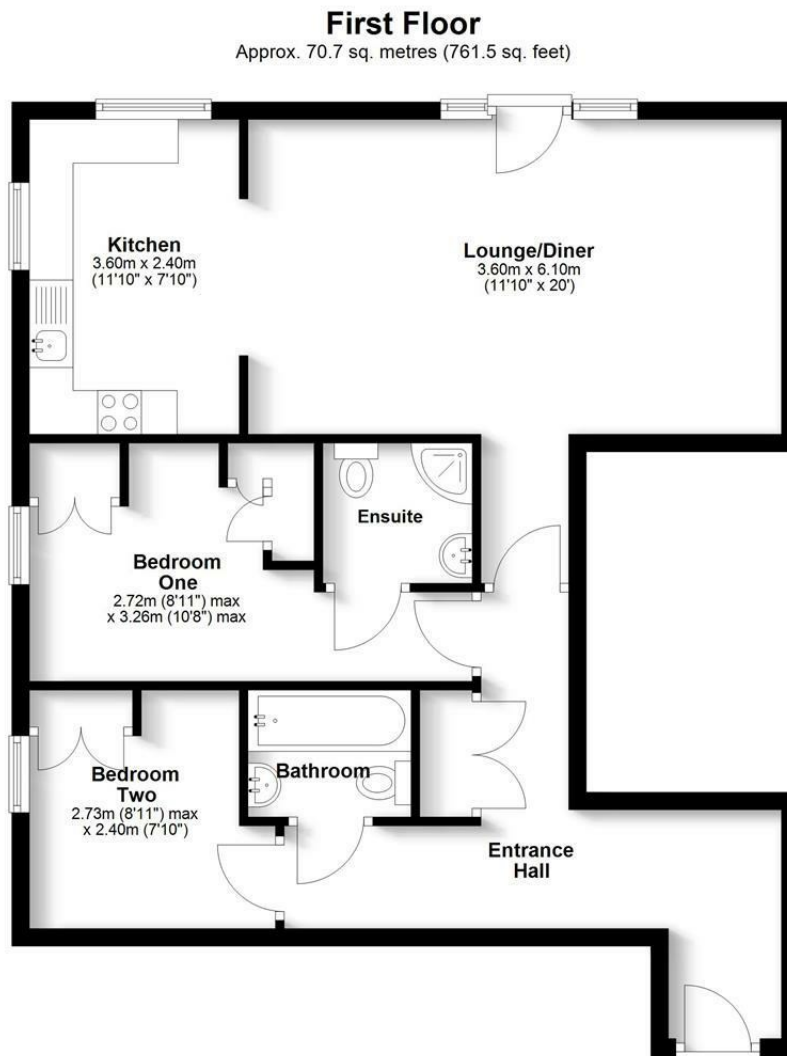
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

### Disclaimer

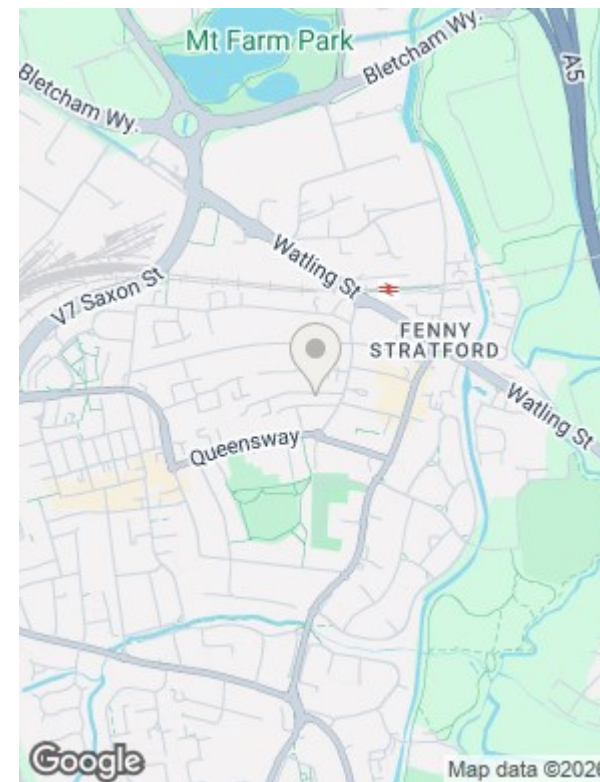
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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







Total area: approx. 70.7 sq. metres (761.5 sq. feet)



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

📞 01908 646699

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🖱️ 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	83	83
(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	

