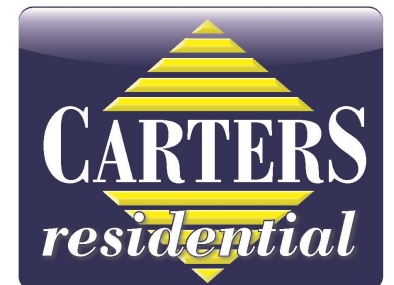




Knaresborough Court, Milton Keynes, MK3 7DS



**17 Knaresborough Court
Bletchley
Milton Keynes
MK3 7DS**

£160,000

A WELL MAINTAINED & MODERN TWO BEDROOM TOP FLOOR APARTMENT, located on the corner of the desirable Buckingham Road in West Bletchley. The location offers walking distance to local shops, excellent school catchments and in close proximity to road links and also to Bletchley train station with 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 some white goods to remain, TWO GOOD SIZE BEDROOMS and family bathroom. The benefits include double glazing, gas to radiator central heating (REPLACEMENT BOILER 2022), ALLOCATED PARKING and a LONG 999 YEAR LEASE from when first built in 2001. The property is offered with NO UPPER CHAIN and would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT. EPC rating C.

- Two Bedroom Top Floor Apartment
- Desirable West Bletchley Area
- Double Glazed
- Gas To Radiator Central Heating
- Kitchen With Built In Oven & Hob
- Lounge/Diner
- Allocated Parking
- 999 Year Long Lease From 2001
- No Upper Chain
- EPC Rating C





Communal Entrance

Communal entrance with stairs rising to top floor leading to the front door. Enter the apartment via a hardwood door into the entrance hall.

Entrance Hall

Enter via a hardwood door into the entrance hall. Doors to all rooms. Door to airing cupboard housing wall mounted boiler (replaced 2022). Built-in storage cupboard. Radiator. Wall mounted telecom security entry system. Access to loft.

Lounge/Diner

Sealed unit double glazed window to the front aspect. Wood surround fireplace with an inset electric coal effect fire. Radiator. T.V. and telephone points.

Kitchen

Sealed unit double glazed window to the rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset stainless steel sink with drainer and mixer tap over. Built-in electric oven with gas hob and extractor hood over. Fridge/freezer and washing machine to remain. Tiled to splashback areas. Tiled flooring.

Bedroom One

Dual aspect room with a sealed unit double glazed windows to the front and side aspects. Radiator. T.V. point.

Bedroom Two

Dual aspect room with a UPVC double glazed window to rear and side aspects. Radiator.

Family Bathroom

Obscure sealed unit double glazed window to the rear aspect. White suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath with a shower over. Radiator. Tiled to splashback areas. Wall mounted extractor fan.

Parking & Communal Areas

There is one designated parking space along with an abundance of visitor spaces, located to the rear of the property. There are also communal grass areas with trees and border plants along with decorative railings.

Lease & Service Charges

The annual ground rent is £319 per year. The service and maintenance charge is £2086.50 per year. The lease is 999 years and had a start date of 1 Mar 2001 and has an end date of 28 Feb 3000

Property Information

Tenure: Leasehold
Local Authority: Milton Keynes Council
Council Tax Band: A

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.

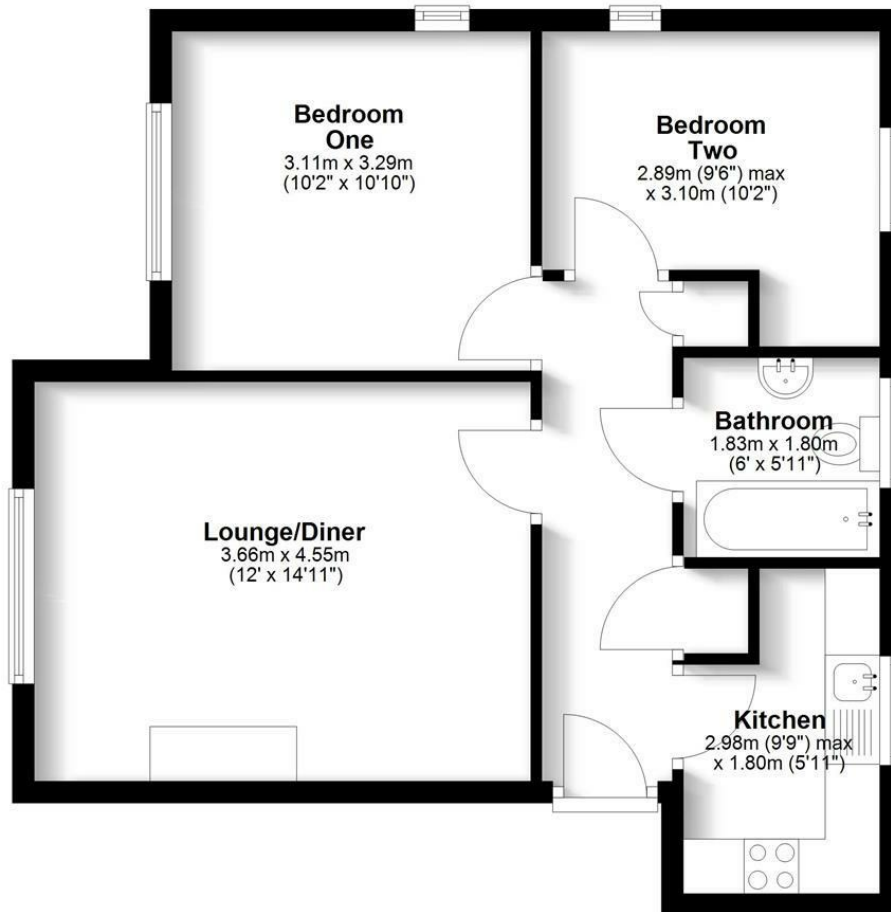
Disclaimer

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. 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.

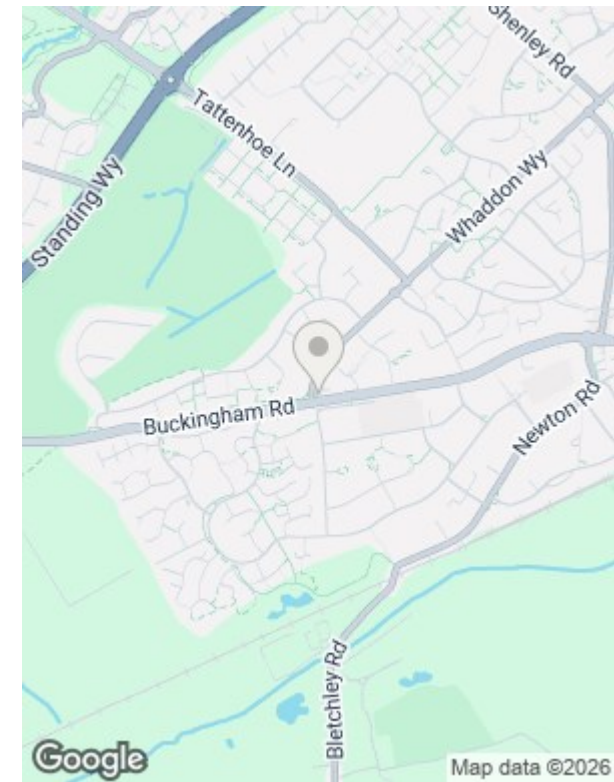


Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 51.0 sq. metres (549.3 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	75	76
(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	

