



To arrange a viewing  
please call 01908 675747



FULLY UPGRADED THROUGHOUT, this MODERN FIRST FLOOR apartment BOASTS a SPACIOUS OPEN PLAN LIVING AREA with AMTICO FLOORING, INTEGRATED APPLIANCES, JULIET BALCONY to the FRONT ASPECT, EN SUITE to the MASTER BEDROOM, plus ALLOCATED PARKING.

- Fully Upgraded Throughout
- Spacious Open Plan Living
- En Suite to Master Bedroom
- Allocated Parking
- Close to Local Amenities
- Amtico Flooring Throughout Open Plan Area

### LOCATION: NEWTON LEYS

Newton Leys is a district that covers the southern tip of Bletchley; on the boundary of the Borough of Milton Keynes and Aylesbury Vale. The development has almost been completed, and sits next to a man-made lake, approximately 7 miles from Central Milton Keynes and close to local Buckinghamshire villages. Water Hall Primary School is within a mile of the development, and Newton Leys Primary School is also close by, providing places for children aged 4 to 11 years.

### HALL

### OPEN PLAN LIVING

19'1" x 17'2"

### MASTER BEDROOM

12'0" x 10'5"

### BEDROOM TWO

10'3" x 8'4"

### FAMILY BATHROOM

### EN SUITE

### TENURE

Leasehold

We have been advised that there are approximately 121 years remaining on the lease.

We have been advised that the annual service charge is approximately £1200 per annum



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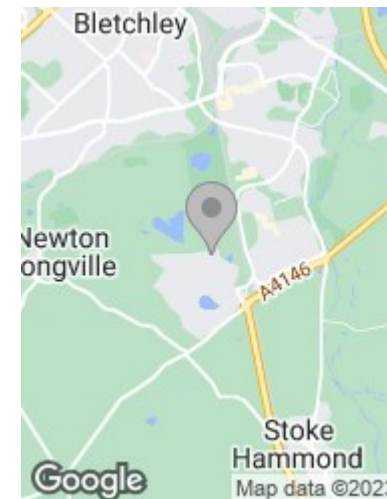
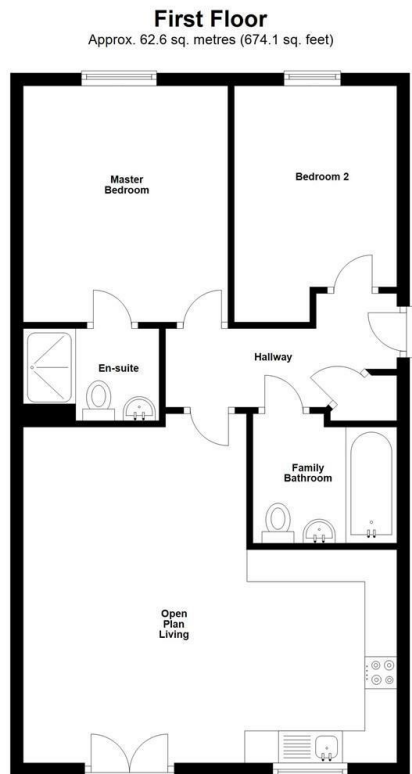


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#### Energy Efficiency Rating

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

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

