

THOMAS CONNOLLY

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47 ANGLESEY VIEW BLETCHLEY MILTON KEYNES MK3 5GA

For Sale | Leasehold |
£195,000 Offers in Excess of



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Address

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Property Description

Thomas Connolly Estate Agents are delighted to present for sale this well proportioned two-bedroom, two-bathroom apartment situated within the popular Newton Leys development in Milton Keynes. Offering bright and modern accommodation throughout, the property benefits from two balconies and is ideally suited for first-time buyers, investors or those seeking convenient access to local amenities.

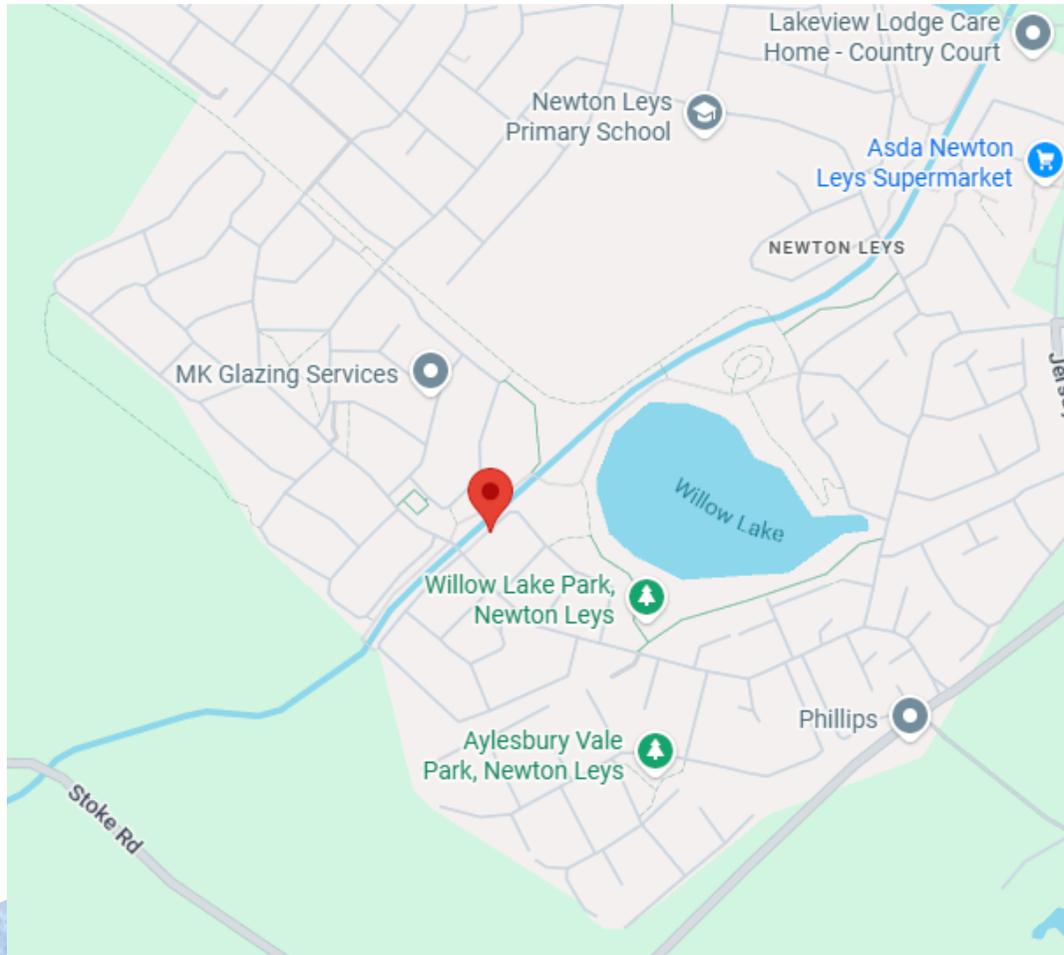
The accommodation begins with an entrance hall providing access to all rooms within the apartment, along with useful storage. The main living space is a spacious open plan kitchen/sitting/dining room measuring in excess of 25 ft, creating a bright and sociable area ideal for both everyday living and entertaining. The living area benefits from access to a balcony, providing an attractive outdoor seating space.

The apartment offers two well proportioned double bedrooms, with the principal bedroom benefitting from an en-suite shower room and a Juliette balcony. The second bedroom is served by a separate family bathroom.



47 Anglesey View, Bletchley, Milton Keynes, MK3 5GA

Location



Externally the property benefits from a balcony accessed from the main living space along with an allocated parking space. Newton Leys is a modern and increasingly popular residential area located on the southern edge of Milton Keynes. The development offers a range of local amenities including shops, cafés and schooling, along with attractive green spaces and nearby lakes providing pleasant walking routes. The location also offers convenient access to Bletchley town centre and Central Milton Keynes, both offering a wider range of retail and leisure facilities, as well as Bletchley railway station providing direct rail links to London and surrounding areas.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc VAT per transaction, payable directly to the provider. This fee is non-refundable.



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Room Descriptions:

Entrance hall

Open plan kitchen/sitting/dining room
25' 3" x 11' 10" (7.70m x 3.61m)

Family bathroom

5' 8" x 7' 2" (1.73m x 2.18m)

Second bedroom

13' 8" x 7' 1" (4.17m x 2.16m)

Principle bedroom

13' 8" x 9' 8" (4.17m x 2.95m)

Juliette balcony

En-suite to principle bedroom

Balcony off sitting room

Allocated parking space

Please note:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

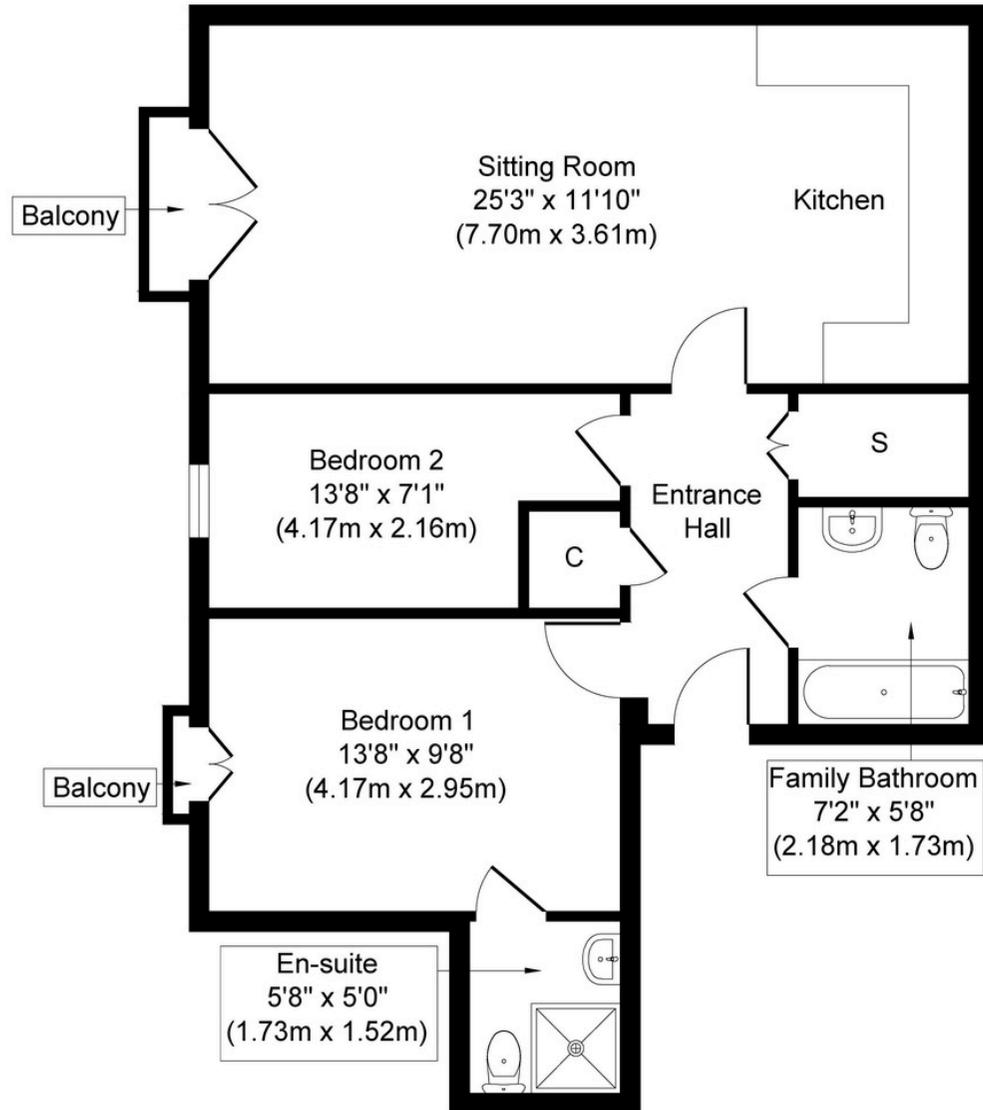




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Approx. Gross Internal Floor Area 697 sq. ft / 64.76 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.