

Guide Price  
£235,000  
Leasehold



**THOMAS CONNOLLY**

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT





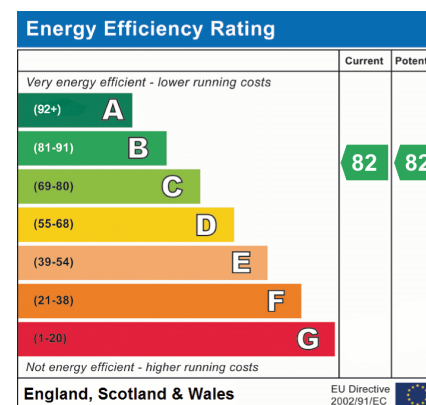
## Summary of Property

Thomas Connolly are delighted to present this beautifully presented two bedroom, two bathroom top floor apartment located in the sought-after Newton Leys development.

The property comprises a welcoming entrance hall leading to a spacious open-plan upgraded kitchen and sitting room, ideal for both relaxing and entertaining. The modern kitchen is fitted with extended granite worktops, contemporary units and integrated appliances, complemented by a bright living area with ample space for dining.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobe. A further double bedroom that is currently being utilised as an office space, and the property is completed by a stylish family bathroom.

Outside, the apartment enjoys well-maintained communal areas and allocated parking. Situated within the popular Newton Leys area, the property is within easy reach of local amenities, primary and secondary schools, and excellent transport links including Bletchley



## Room Descriptions

### TOP FLOOR APARTMENT

#### ENTRANCE HALL

#### KITCHEN / SITTING ROOM

20' 7" x 19' 7" (6.27m x 5.97m)

#### FAMILY BATHROOM

8' 6" x 7' 1" (2.59m x 2.16m)

#### BEDROOM ONE

15' 9" x 10' 6" (4.80m x 3.20m)

BUILT-IN-WARDROBE

#### EN-SUITE TO BEDROOM ONE

#### BEDROOM TWO

10' 1" x 10' 4" (3.07m x 3.15m)

### ONE ALLOCATED PARKING SPACE

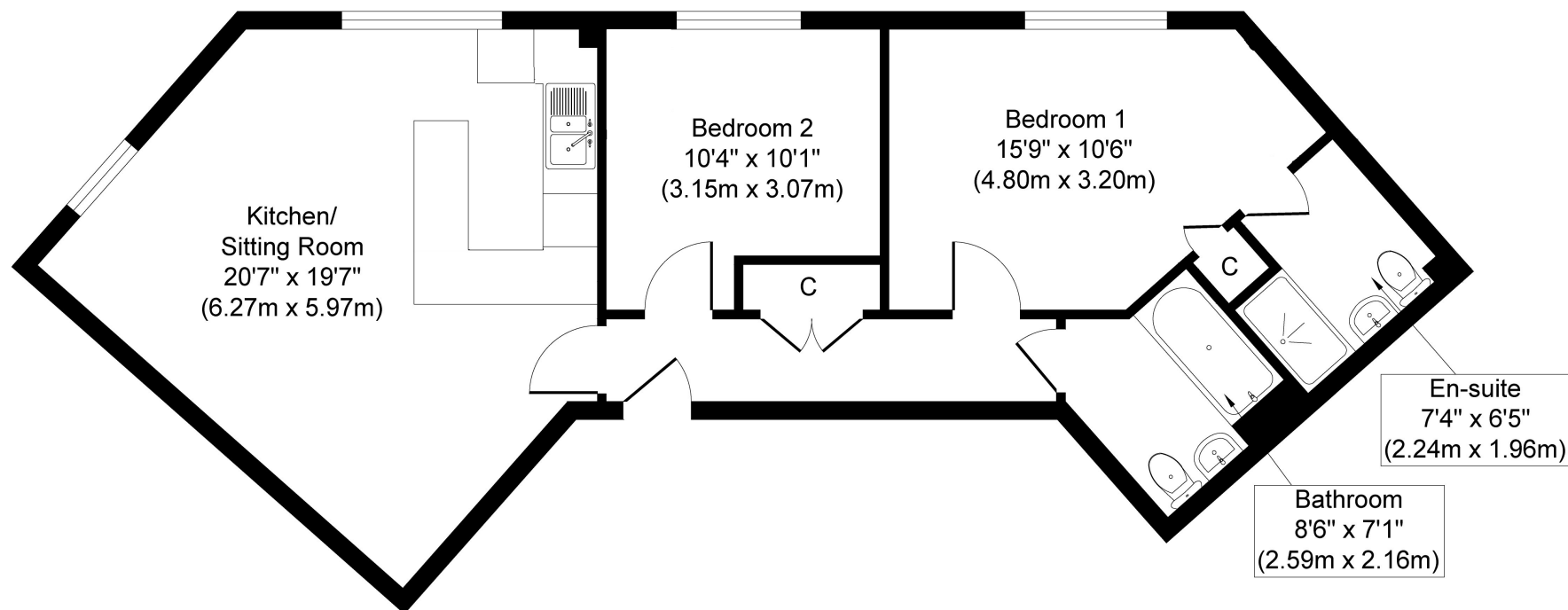
#### PLEASE NOTE:

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**Approx. Gross Internal Floor Area 740 sq. ft / 63.45 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.

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