



Queensway, Milton Keynes, MK2 2ED



197 Queensway
Bletchley
Milton Keynes
Buckinghamshire
MK2 2ED

£150,000

Carters are delighted to offer to the market this SPACIOUS THREE BEDROOM MAISONETTE over two floors, situated in the heart of Bletchley Town centre. The location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1 and a good school catchment.

The accommodation comprises entrance porch, entrance hall, lounge/diner, kitchen, first floor landing, three bedrooms and family bathroom. The include UPVC double glazing and gas to radiator central heating. The owner will be extending the lease to 168 years upon completion and this would make an ideal FIRST TIME BUY OR BUY TO LET. The property is offered with NO UPPER CHAIN and internal viewing is recommended. EPC rating E.

- Heart of Bletchley
- Split level maisonette
- UPVC double glazed
- Gas to radiator central heating
- Spacious
- 158yr lease on completion
- Ideal FTB or BTL
- No upper chain
- Internal viewing recommended
- EPC rating E





Entrance porch

Enter via hardwood door with pattern glazed panels and pattern UPVC double glazed side panels into entrance porch. Laminate wood flooring. Glazed door into entrance hall.

Entrance hall

Doors to lounge/diner and kitchen. Radiator. Understairs storage cupboard. Part wood panel walls.

Lounge area

Three UPVC double glazed windows to front aspect. Radiator. T.V. and telephone points. Step up and pen-plan to dining area.

Dining area

UPVC double glazed window to rear aspect. Radiator.

Kitchen

UPVC double glazed window to rear aspect. Fitted in a range of units to wall and base levels. Inset sink/drain. Tiled to splashback areas. Built-in double oven and gas hob with extractor hood over. Space for washing machine.

First floor landing

UPVC double glazed window to side aspect. Doors to all rooms. Built-in storage cupboard housing wall mounted boiler. Further built-in storage cupboard. Wood panel walls and ceiling.

Master bedroom

Three UPVC double glazed windows to front aspect. Fitted range of wardrobes and storage units to one wall. Radiator. Laminate wood flooring.

Bedroom two

Obscure UPVC double glazed window to side aspect. Radiator. Laminate wood flooring.

Bedroom three

UPVC double glazed window to rear aspect. Radiator.

Family bathroom

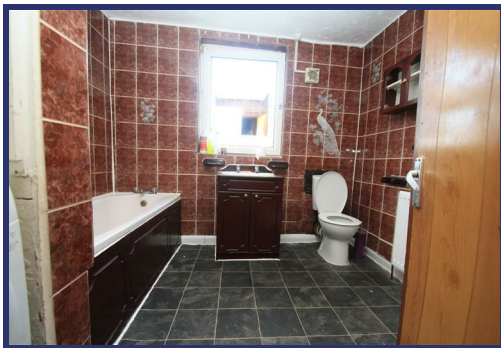
Obscure UPVC double glazed window to rear aspect. Suite comprising low level w.c., wood pane bath, shower cubicle and wash hand basin. Radiator. Wall mounted extractor fan. Storage recess with plumbing for washing machine. Fully tiled walls.

Lease and charges

The current owner will be extending the lease to 158 years upon completion. We have also been informed that there are no service or maintenance charges but we have been yet to verify this officially. Ground rent is approx £70 per year.

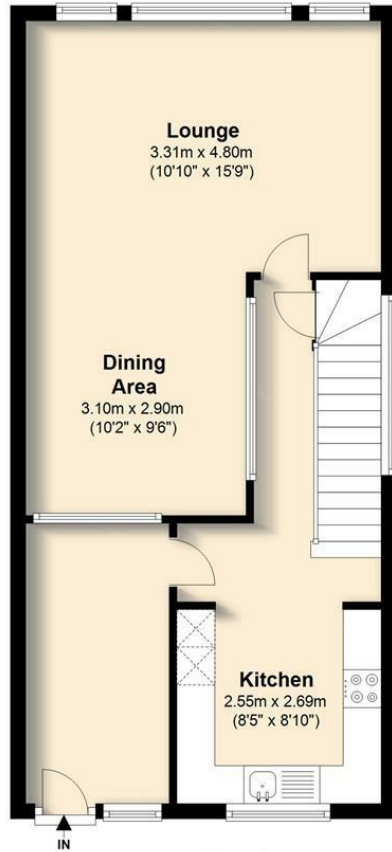
Disclaimer

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.



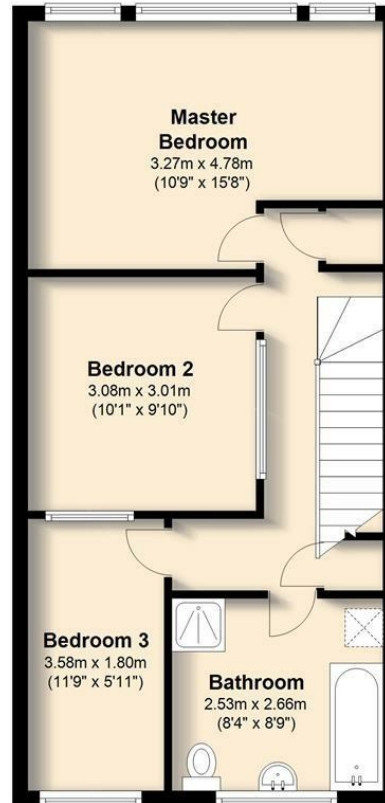
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)

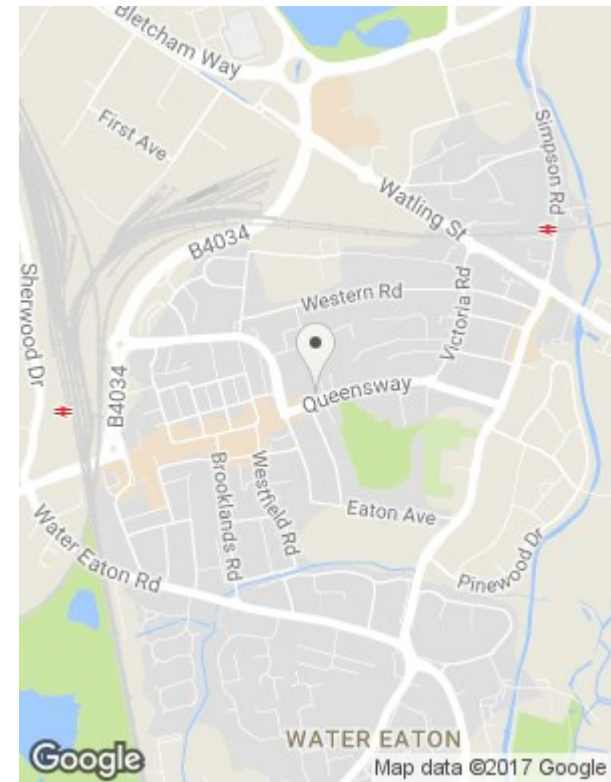


First Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 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

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. Reference to square area usually includes all areas shown on the plan including garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

