



- ❖ Good Sized First Floor Apartment
- ❖ Fitted Kitchen, Lounge/Diner
- ❖ Single Bedroom, Family Bathroom
- ❖ Master Bedroom With En-suite
- ❖ Store Cupboard, Boiler Cupboard
- ❖ Double Glazed, Electric Heating
- ❖ Allocated Off Road Parking
- ❖ Unfurnished, Available May '19
- ❖ EPC Energy Rating : - C

**17b Newton Road, Bletchley, Milton Keynes,  
Buckinghamshire, MK3 5BU**  
**£750 pcm**



## 17b Newton Road, Bletchley, Milton Keynes, Buckinghamshire, MK3

A high spec first floor apartment close to amenities in a popular area of Bletchley. Within a secure block this property offers a hallway, bathroom, kitchen, lounge/dining room, single bedroom and a double with en-suite shower. Allocated parking is at the rear. Sorry, this property does not allow pets.

BLETCHLEY is a constituent town of Milton Keynes, in the county of Buckinghamshire. It is situated in the south-west of Milton Keynes, and is split between the civil parishes of Bletchley and Fenny Stratford and West Bletchley. Bletchley is best known for Bletchley Park, the headquarters of Britain's World War II codebreaking organisation, and now a major tourist attraction. Bletchley has its own station and offers a range of shopping along with other amenities.

HALLWAY: 'L' shaped with airing cupboard and store. Telephone point. Heating thermostat. Electric heater. Intercom phone.

LOUNGE/DINING ROOM: 16' 10" x 14' 5" (5.139m x 4.415m) Upvc window to front. T.V. point. Telephone point. Electric heater. Laminate flooring.

KITCHEN: 6' 9" x 10' 9" (2.078m x 3.302m) Fitted with a range of wall and floor units in White high gloss with integrated single oven, hob and extractor hood. Dark grey worksurfaces incorporate a 1 1/2 bowl single drainer stainless steel sink unit.

BEDROOM ONE: 15' 10" x 9' 9" (4.836m x 2.994m) Upvc window to front. Electric heater.

EN-SUITE SHOWER: 7' 4" x 7' 11" (2.260m x 2.429m) Upvc window with obscure glazing to side. White low level W.C., wash hand basin and shower cubicle.

Shaver point. Extractor.

BATHROOM: 3pc White suite. White ladder radiator. Shaver point. Extractor.



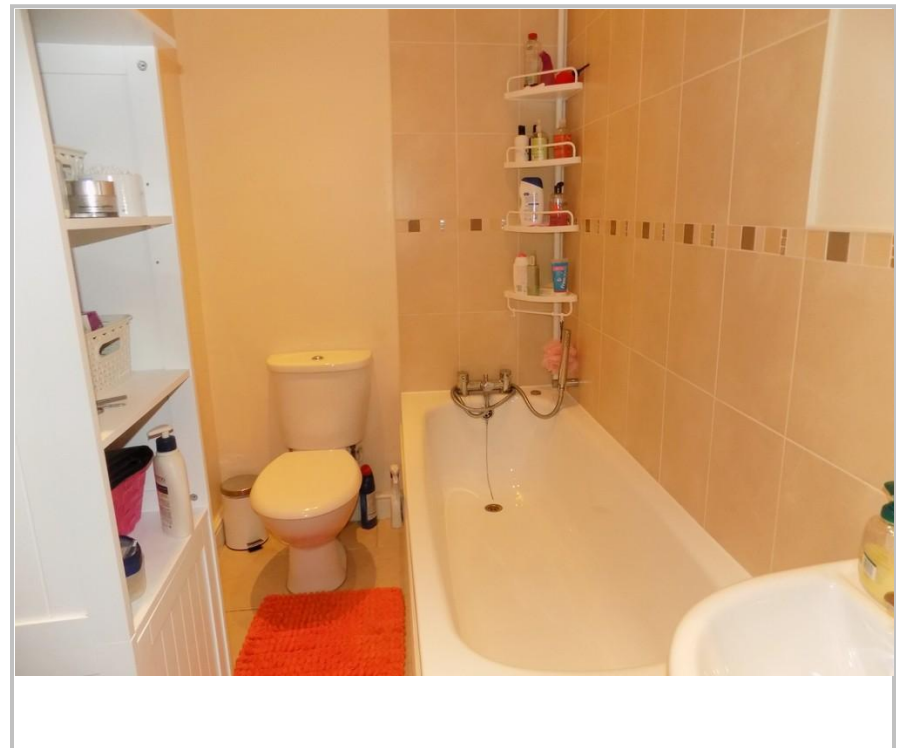
BEDROOM TWO: 12' 1" x 8' 11" narrowing to 6'11" (3.684m x 2.725m narrowing to 2.128m) Upvc window to front. Electric heater.

OUTSIDE: This apartment is accessed via a secure block door and is situated on the first floor with an outlook from the front of the block. Allocated parking for one vehicle is in the communal car park at the rear.

**APPLICATION:** Prospective tenants will be required to pay an Application Fee of £198 including VAT for the lead tenant. Every additional person over the age of 18, whether contributing to the monthly rent or not, will incur a charge of £90 including VAT to cover the cost of referencing, credit checks and drawing up the legal documentation. This Fee is non-refundable EXCEPT in the event of the landlord choosing not to proceed for reasons other than unsatisfactory and adverse references.

**TENANCY AGREEMENT:** An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis. This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice

**DEPOSIT:** A deposit is required equivalent to 1.5 month's rent. This must be paid, together with the first calendar month's rent, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. Cash, building society cheque or bankers' draft. The deposit will be held throughout the term of the tenancy and refunded following the tenant's vacation, providing no costs have been incurred through damage or negligence on the part of the tenant. The deposit monies cannot, at any time, be utilised as payment for any part of rental

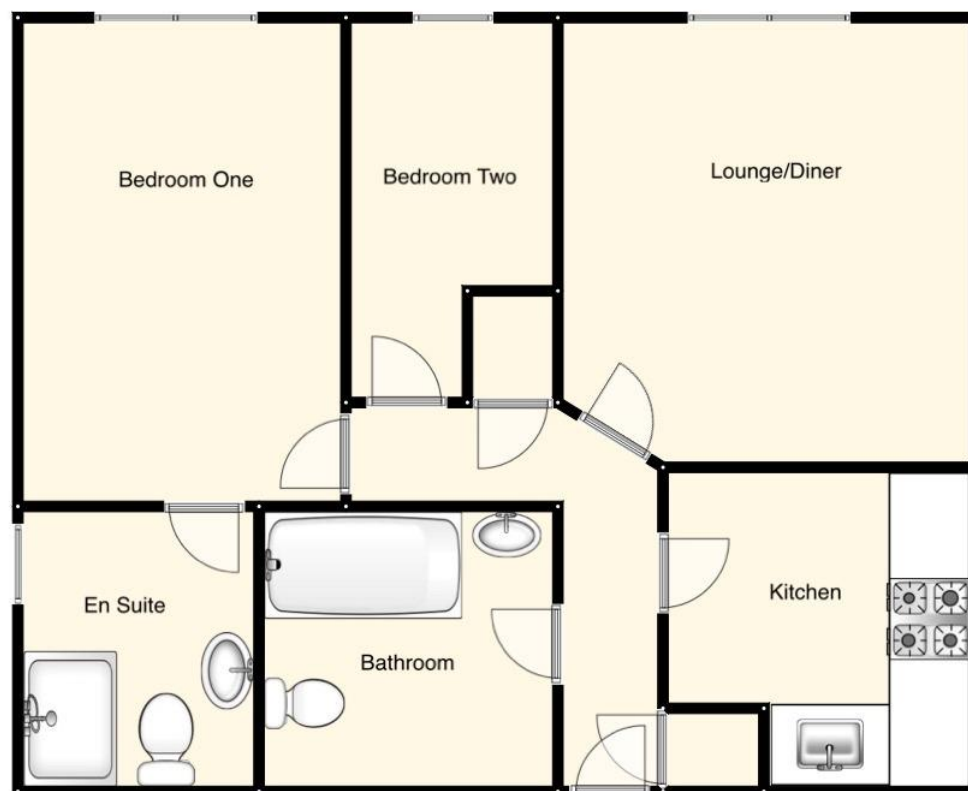


due under the terms of the Agreement

ANTI-MONEY LAUNDERING: To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.



## 17b Newton Road, Bletchley



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.