# Stephenson House
# Wetherburn Court
# Bletchley
# Milton Keynes
# Buckinghamshire
# MK2 2AF

# Offers in Excess of £142,000

**bettermove**

# Wetherburn Court
## Milton Keynes

Bettermove are proud to present this 2 bedroom flat in Bletchley, available with no forward chain.

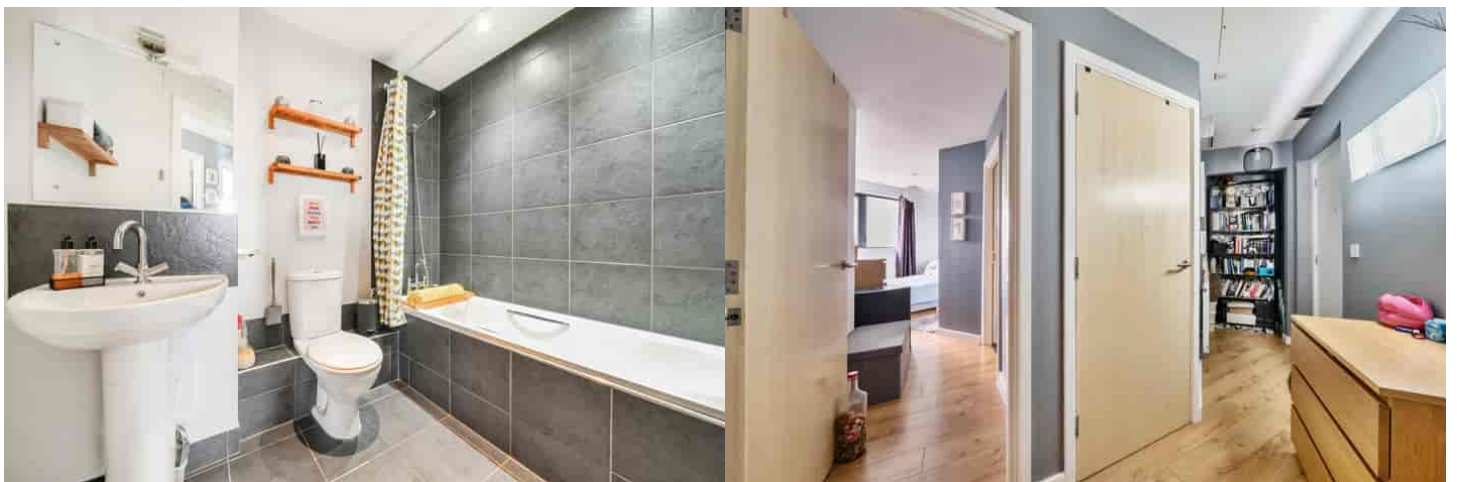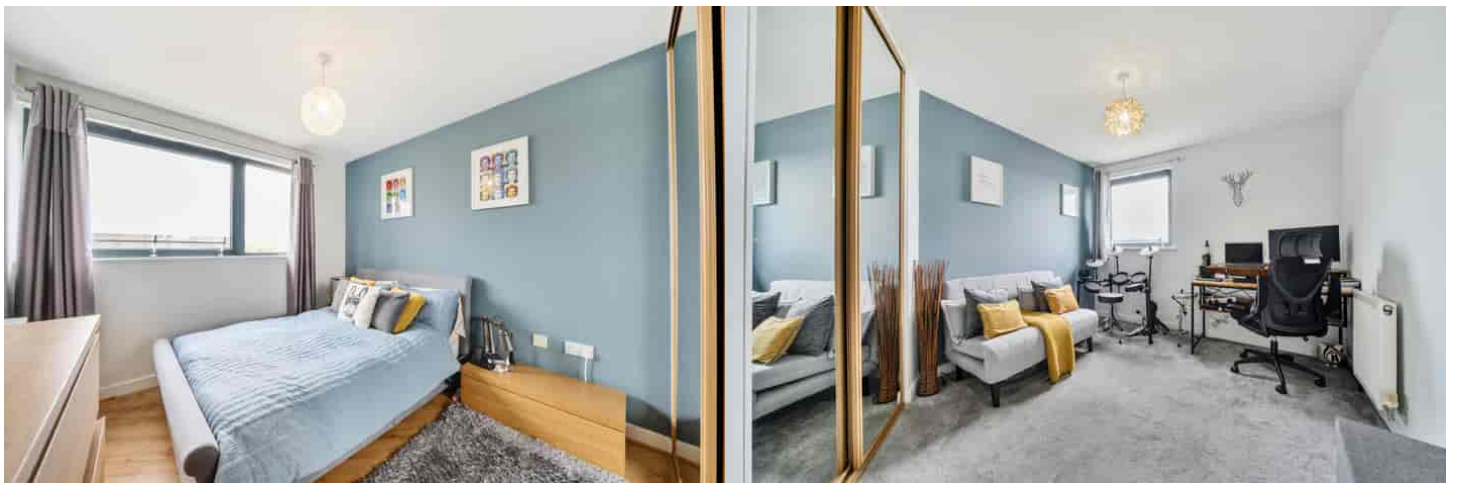The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

This is a leasehold property of 125 years, starting in December 2008; the service charge is £212.70 per month.

The interior of this beautifully presented property, located on the second floor, comprises a spacious reception/kitchen area, two double bedrooms, with an en-suite connected to the master bedroom, and a family bathroom.

Located in the popular town of Bletchley, Milton Keynes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bletchley Railway Station, a variety of local bus routes, and quick access to the A5.
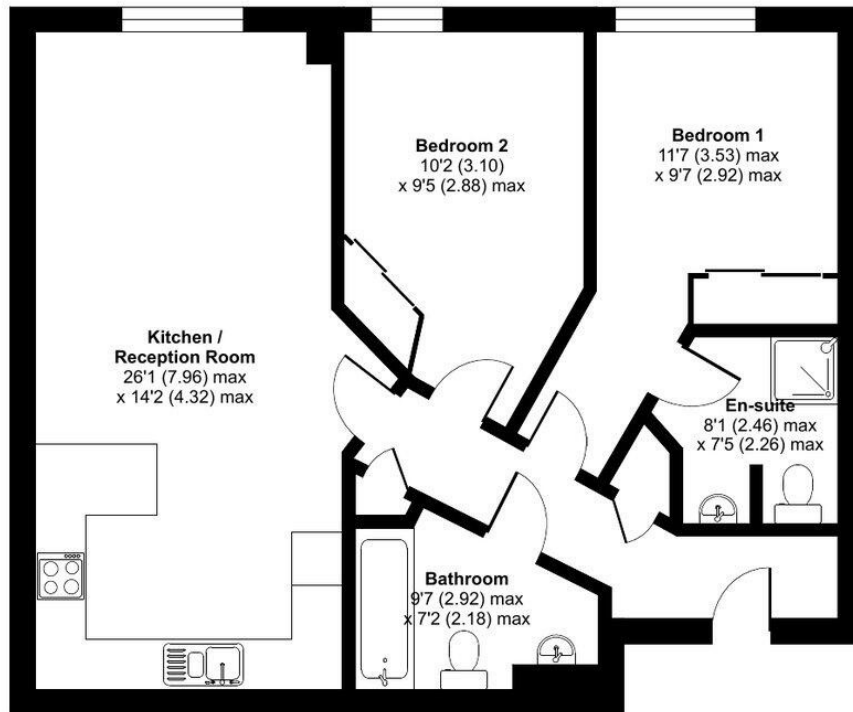
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

# Wetherburn Court, Bletchley, Milton Keynes, MK2

Approximate Area = 796 sq ft / 74 sq m
For identification only - Not to scale

**N**

**Bedroom 2**
10'2 (3.10)
x 9'5 (2.88) max

**Bedroom 1**
11'7 (3.53) max
x 9'7 (2.92) max

**Kitchen /
Reception Room**
26'1 (7.96) max
x 14'2 (4.32) max

**En-suite**
8'1 (2.46) max
x 7'5 (2.26) max

**Bathroom**
9'7 (2.92) max
x 7'2 (2.18) max

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92+) **A** | | |
| (81-91) **B** | 85 | 85 |
| (69-80) **C** | | |
| (55-68) **D** | | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| *Not energy efficient - higher running costs* | | |

**England, Scotland & Wales**  EU Directive 2002/91/EC

## Environmental Impact (CO$_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO$_2$ emissions* | | |
| (92+) **A** | | |
| (81-91) **B** | 88 | 88 |
| (69-80) **C** | | |
| (55-68) **D** | | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| *Not environmentally friendly - higher CO$_2$ emissions* | | |

**England, Scotland & Wales**  EU Directive 2002/91/EC