



**Connells**

Laxfield Drive  
Broughton MILTON KEYNES



## Property Description

A well presented TWO DOUBLE BEDROOM first floor apartment in the sought after area of Broughton. Offering spacious living accommodation with open plan Lounge/Diner/Kitchen. The apartment has been well maintained throughout and is very unique as it the only block of apartments that has a lift access to all floors. A lovely feature of the property is the balcony from the lounge and a Juliet balcony from the master bedroom. Additional benefits include en suite to master and allocated parking for 1 vehicle. Ideal for first time buyers, good school catchment area with easy access to main road links. Viewing recommended call 01908 691606 to book your appointment now.

### Entrance

Enter via communal entrance with intercom system and lift access to all floors.

### First Floor

### Entrance Hall

Enter via door to side aspect. Wall mounted intercom system. Wall mounted radiator.

### Lounge/Diner/Kitchen

Irregular Shaped Room 26' 6" max x 15' 1" max ( 8.08m max x 4.60m)

Lounge/Diner:

Double glazed window to front and side aspect. Two wall mounted radiators.

Television and telephone point. Double glazed patio doors leading to balcony to the front aspect.

Kitchen area: Well fitted kitchen with a mix of wall and base level units, work surfaces incorporating a one and half bowl sink unit. Part tiled walls to splash back area. Integrated electric oven. Gas hob with cooker hood over. Integrated washing machine and dishwasher. Built in fridge and freezer and microwave. Double glazed window to front aspect.

### Bedroom One

14' 6" x 10' 6" maximum ( 4.42m x 3.20m maximum )

Double glazed window to side aspect, double glazed patio doors leading to a Juliet balcony, fitted wardrobe, wall mounted radiator, T/V and telephone point.

### En-Suite

Recently fitted three piece suite to comprise of low level WC, wash hand basin and double shower cubicle. Shaver point. Extractor fan. Wall mounted radiator. Double glazed window to side aspect.

### Bedroom Two

11' x 9' 9" ( 3.35m x 2.97m )

Double glazed window to rear aspect. Wall mounted radiator.

### Family Bathroom

Recently refurbished three piece suite to comprise of low level WC, wash hand basin and single panelled bath with mixer taps and shower over. Shaver point. Extractor fan. Wall mounted radiator.

## Outside

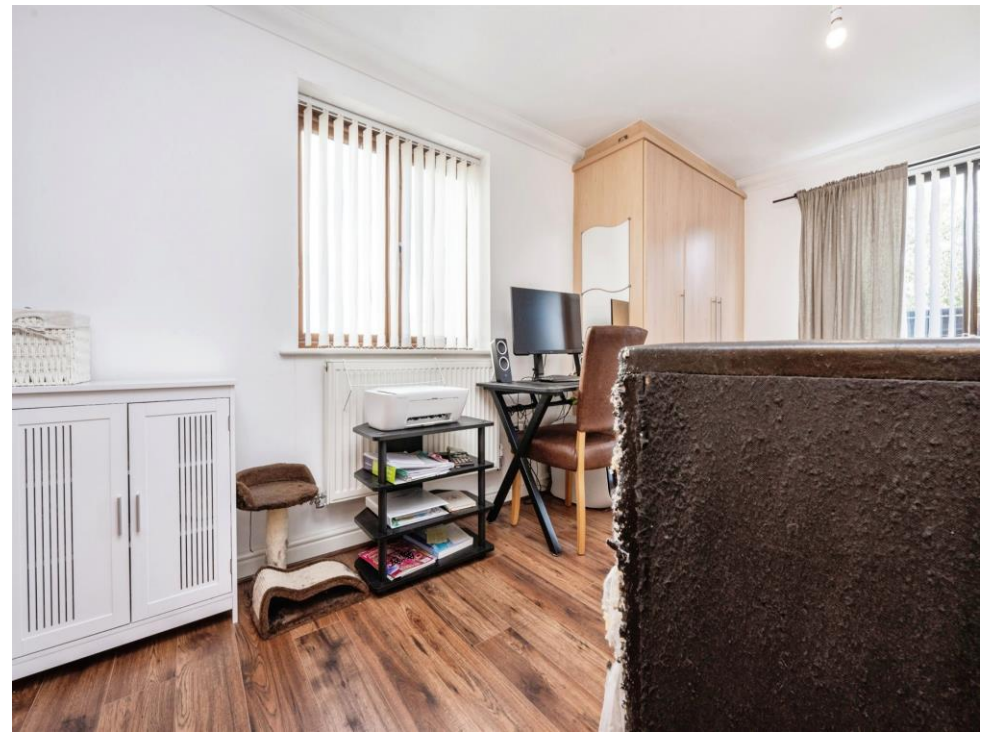
## Parking

Allocated parking space for one vehicle.

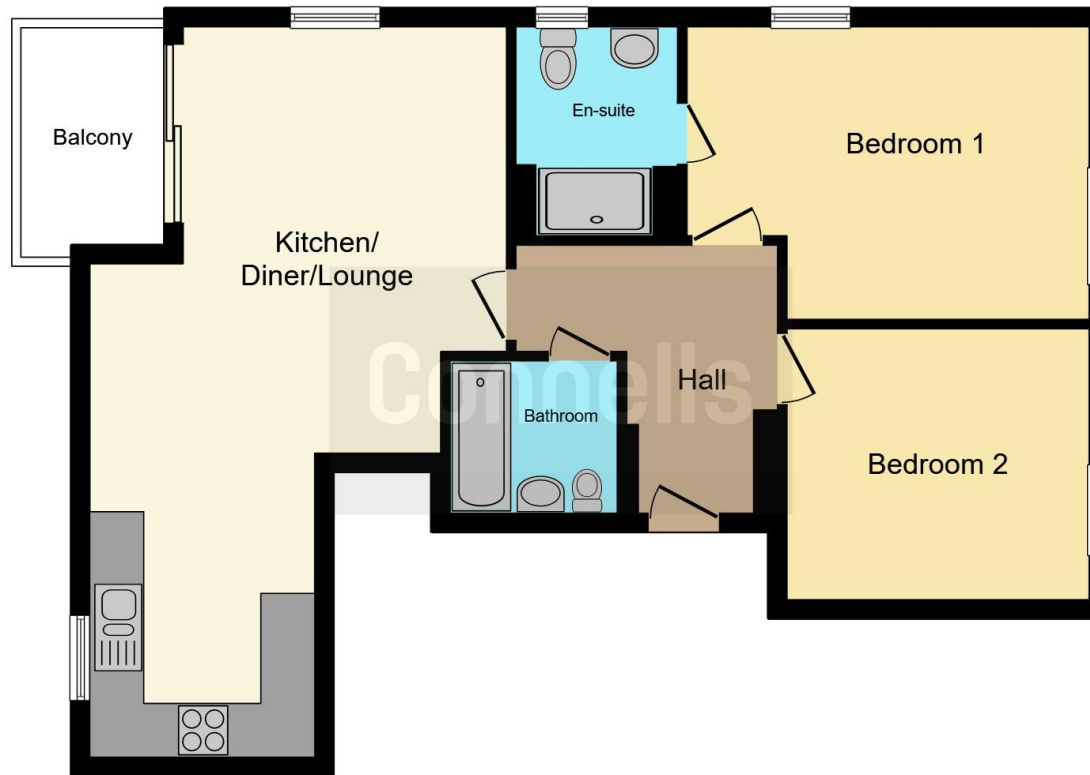
## Balcony

Balcony with railings. Double doors to lounge/kitchen/diner.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WNT307068](http://connells.co.uk/Property/WNT307068)**

**EPC Rating: C**

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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