





£200,000

Situated in Broughton in east Milton Keynes, this two bedroom first floor apartment is the perfect first-time purchase or investment, and is being sold with no upper chain. The accommodation comprises, in brief, an entrance hall, kitchen, lounge/diner with a Juliet balcony, two double bedrooms and a bathroom. The property also boasts allocated parking, double glazing and gas central heating.

Property Description

COMMUNAL ENTRANCE

Communal hallway with stairs leading to first floor.

PARKING

Allocated parking for one car.

ENTRANCE HALL

Intercom security system, two storage cupboards, doors to all rooms.

LOUNGE

Double glazed window to the rear, two radiators, double glazed Juliette style balcony to the front.

KITCHEN

Double glazed window to the rear, a range of storage cupboards at base and eye level, work surface areas, single drainer sink unit, complementary tiling, wall mounted boiler, plumbing for an automatic washing machine.

BEDROOM ONE

Double glazed window to the front, radiator.

BEDROOM TWO

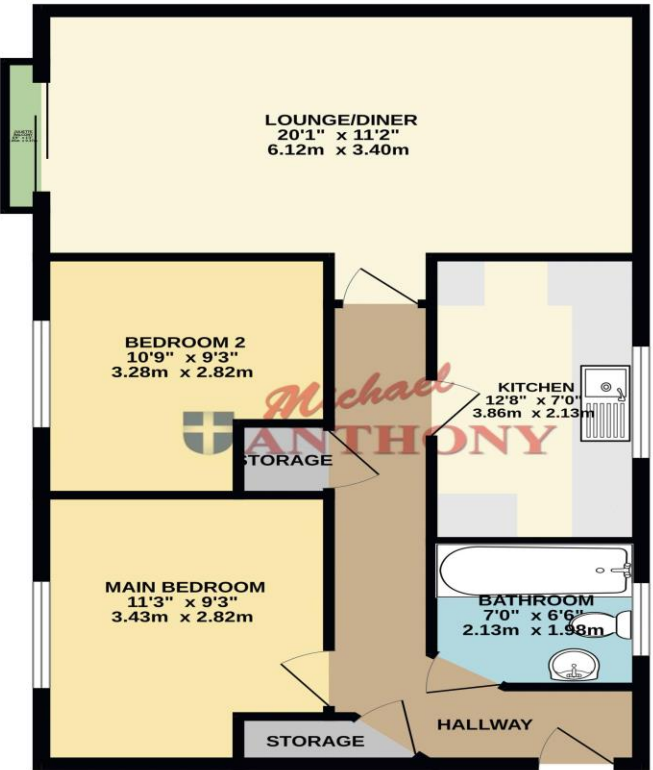
Double glazed window to the front, radiator.

BATHROOM

Frosted double glazed window to the rear, a three piece suite comprising of a panelled bath with a shower unit over, pedestal wash hand basin, low level w.c. with push button flush, radiator, extractor fan.


OUTSIDE

FIRST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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