



**Broadway Avenue, Giffard Park Milton Keynes MK14 5QJ**

**welcome to**

## **Broadway Avenue, Giffard Park Milton Keynes**

A VERY WELL PRESENTED END OF TERRACE RETIREMENT BUNGALOW situated close to LOCAL AMENITIES and the GRAND UNION CANAL. Offered for sale with NO ONWARD CHAIN benefits include FITTED WARDROBES, WET ROOM, PATIO AREA and COMMUNAL PARKING.

### **Entrance Hall:**

Carpet to floor, radiator, doors to bedrooms, wet room, lounge and kitchen.

### **Lounge:**

12' 9" x 12' 6" ( 3.89m x 3.81m )

Carpet to floor, door to rear aspect, double glazed windows to rear aspect.

### **Kitchen:**

11' 4" x 9' 2" ( 3.45m x 2.79m )

Vinyl flooring, door to rear aspect, range of base and eye level units, integrated fridge/freezer, induction hob, electric oven, tiled splash back surround, stainless steel sink with drainer and mixer tap, radiator, breakfast island/bar, boiler.

### **Bedroom One:**

14' 9" x 9' 6" ( 4.50m x 2.90m )

Carpet floor, two fitted double wardrobes, radiator, double glazed window to side aspect, door and double glazed window to rear aspect.

### **Bedroom Two:**

13' 3" x 9' 6" ( 4.04m x 2.90m )

Double fitted wardrobe, carpet floor, radiator, double glazed window to front aspect.

### **Wet Room:**

Fitted with a vanity unit with fitted sink, wall mounted shower and w.c. tiled floor to ceiling, frosted window to front aspect, heated towel rail.

### **Outside:**

#### **Front Garden:**

Low maintenance front garden with patio walkway and low level shrubs.

#### **Rear Garden:**

Low maintenance rear garden with paved patio area leading to lawned communal area with shrub borders.

#### **Parking:**

Communal parking.

#### **Agent's Note:**

Our vendor has informed us that there is a monthly service charge of £223.00 and this covers building insurance, external maintenance and repairs, the pull cord alarm system and the part time on site Estate Manager.

Prospective purchasers have to be over 55's.



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)



**welcome to**  
**Broadway Avenue,**  
**Giffard Park Milton Keynes**

- POPULAR RETIREMENT DEVELOPMENT
- END OF TERRACE BUNGALOW
- TWO BEDROOMS
- WET ROOM
- PATIO AREA, COMMUNAL GARDENS AND PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£250,000**



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Property Ref:  
NPL107633 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**