



Under 1 Roof



46 Countess Way, MILTON KEYNES, MK10 7DX
£1,250 Per Month

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Under 1 Roof Are Pleased To Bring To The Market This Modern Two Bedroom Ground Floor Flat Located On The Popular Broughton Development. The property in brief comprises of an open plan dual aspect Kitchen / Living Room. Two Double Bedrooms with the master bedroom benefiting from an en-suite shower room. Family Bathroom. Allocated parking *** An Early Viewing Is Highly Recommended ****
Holding Deposit : Maximum one week's rent The Rent

Tenancy Deposit 5 or 6 weeks depending upon the rental amount

Late Rent Interest charged at 3% above Bank of England base rate when rent is more than 14 days late

Early termination A charge not exceeding the financial loss experienced by the (when requested by the tenant) Landlord

Hallway

Doors leading to Lounge, Bedrooms & Bathroom, Large storage cupboard ideal for coats and shoes. Further storage cupboard

Lounge

1853'8" x 1131'11" (565 x 345)

5.65m x 3.45m (18' 6" x 11' 4") Dual aspect lounge leading to kitchen area. Fitted carpets. TV & Phone points. Windows to front and side aspects

Kitchen

1131'11" x 656'2" (345 x 200)

3.45m x 2.00m (11' 4" x 6' 7") Fitted with a range of base & eye level units with roll top work surfaces under. Fridge freezer and washing machine. Gas boiler. Window to rear aspect

Bedroom One

1476'5" x 1082'8" (450 x 330)

4.50m x 3.30m (14' 9" x 10' 10") Double glazed window to front aspect. Built in wardrobe. Door leading to en-suite shower room. Fitted carpets

En-Suite

Three piece suite in white comprising of low level WC, Hand wash basin & double shower cubicle housing power shower

Bedroom Two

1148'4" x 869'5" (350 x 265)

3.50m x 2.65m (11' 6" x 8' 8") Double glazed window to front aspect. Fitted carpets

Bathroom

721'9" x 639'9" (220 x 195)

2.20m x 1.95m (7' 3" x 6' 5") Three piece bathroom suite in white comprising of low level WC, Hand wash basin and bath with shower mixer tap over

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
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