



**Tanfield Lane
Broughton, Milton Keynes MK10 9NJ
£150,000**

Nestled in the charming area of Tanfield Lane, Broughton, this delightful ground floor apartment presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a well-proportioned bedroom, a comfortable reception room, and a modern bathroom, making it an ideal space for those seeking a cosy yet functional living environment.

The apartment benefits from gas to radiator heating, ensuring warmth and comfort throughout the colder months. Additionally, the double-glazed windows not only enhance energy efficiency but also provide a peaceful atmosphere, shielding you from the hustle and bustle of the outside world.

As a purpose-built apartment, it offers a practical layout that maximises space and light, creating an inviting home. The vacant status of the property allows for a swift move-in, making it a perfect choice for those looking to settle in quickly.

With its prime location in Milton Keynes, residents will enjoy easy access to local amenities, parks, and transport links, ensuring a convenient lifestyle. This property is not just a home; it is a sound investment opportunity in a growing area. Whether you are looking to make it your own or add to your property portfolio, this apartment is certainly worth considering.

Entrance

Hallway

Lounge

10'1" x 14'7" (3.09m x 4.45m)



Kitchen

8'5" x 6'10" (2.58m x 2.09m)



Main Bedroom

9'9" x 11'6" (2.98m x 3.51m)



Bathroom



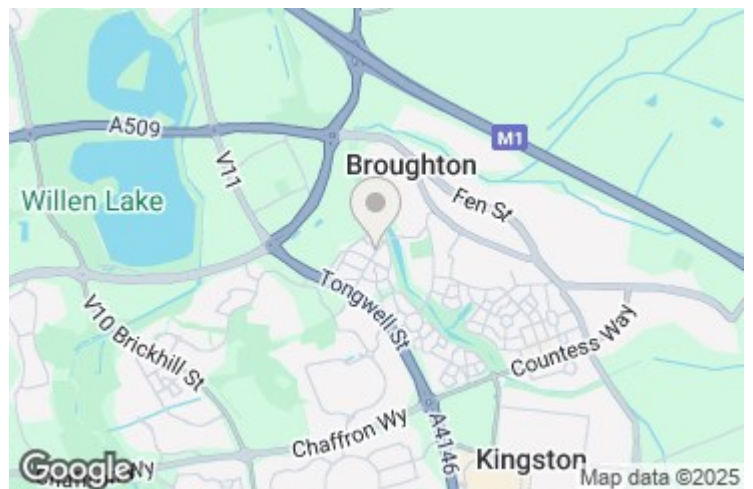
Garden



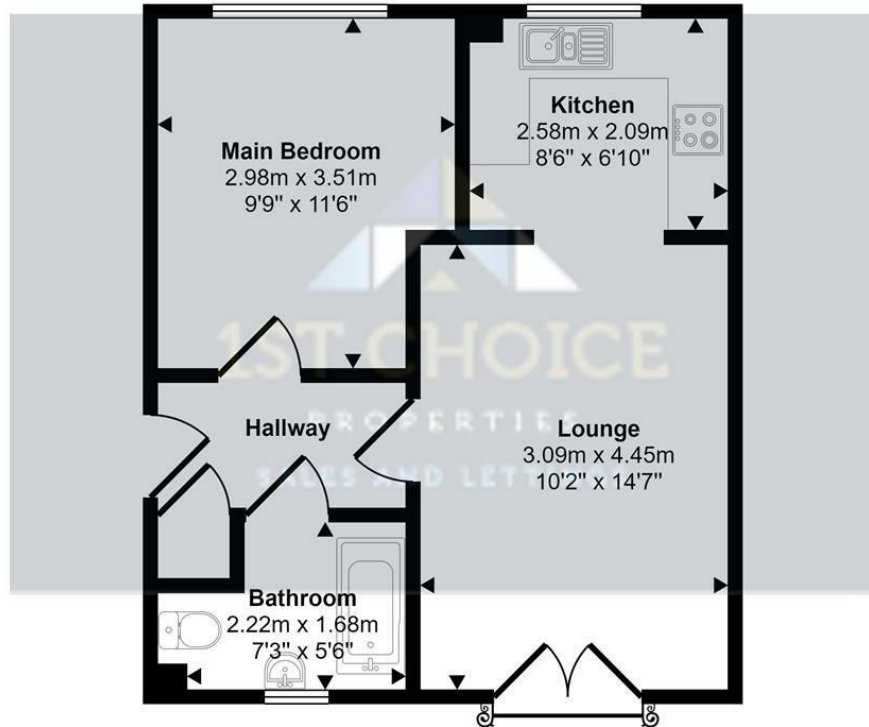
NB Notes

Lease details 125 years from 01/01/2006.

Current Service Charge £125.42 pcm



Approx Gross Internal Area
39 sq m / 415 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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