



**christopher  
rose**  
estate agents

FREE MARKET APPRAISALS

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**45 Kemsley Crescent, Broughton, Milton Keynes, MK10 9LZ**

Offers in excess of £210,000 for the leasehold

A two bedroom ground floor self contained apartment with its own independent entrance situated on the popular Broughton development of Milton Keynes, the property comprises; entrance hall, open plan living/dining and kitchen, master bedroom with en-suite shower room, main bathroom and allocated gated secure parking to the rear. The property also has benefits from sealed unit double glazing window and a gas fired radiator central heating.

**Entrance hallway:-**

Front door, large storage cupboard, door to living room

**Open plan living / dining room: 17'9 x 17'2 maximum**

Box bay double glazed windows to the front aspect further double glazed window to front aspect, open entrance to open plan kitchen, radiator, door to inner hallway.

**Kitchen:- 6'10 x 6'7**

Range of wall and floor mounted units, roll top worksurface over, drawers, stainless steel and sink drainer unit, four ring gas hob with extractor fan over and oven under, plumbing for a washing machine, space for an upright fridge/freezer, double glazed window to the side aspect, tiled splash back areas, cupboard housing gas wall mounted gas boiler.

**Inner hallway:-**

Leading to the bedrooms and the main bathroom, radiator.

**Master bedroom:- 11'9 x 9'2 maximum**

Double glazed window to the rear aspect, door to the ensuite, radiator.

**Ensuite:-**

Shower cubical, low level WC, pedestal wash hand basin, tiled splashback areas, extractor fan.

**Bedroom Two: 14'1 Maximum x 8'3**

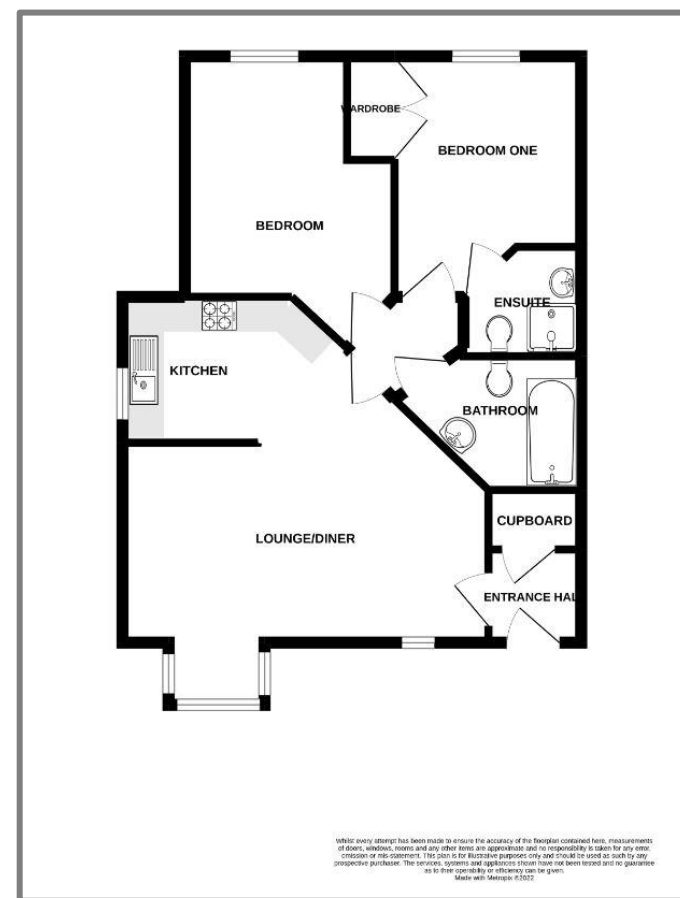
Double glazed window to the rear aspect, radiator

**Bathroom:-**

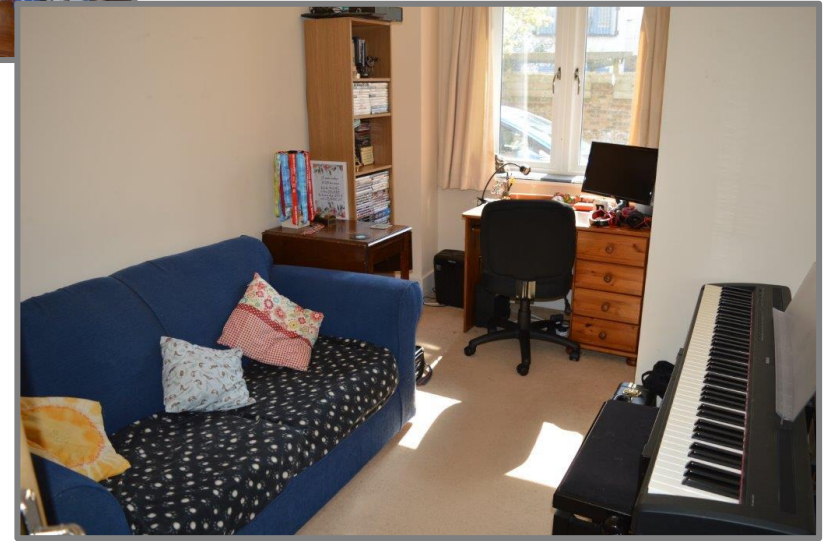
Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, part tiled walls and extractor fan.

**Outside:-**

There is an allocated parking space to the rear of the block with both pedestrian access gated access.







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property consultants

**Gloucester House**  
**399 Silbury Boulevard**  
**Central Milton Keynes**  
**MK9 2HL**

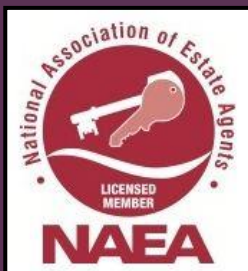
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## General

All mains services are connected. Council Tax band is B. Current EPC rating C.

We have been advised by the sellers that the leasehold is 150 years from 2005 with 133 years unexpired due on the 31/03/2155. The Ground rent changes are £544.61 per year including the building insurance and the Service charges are £486.84 twice per year. We advise the buyer to confirm this with their solicitors.

## Education

There are a variety of state and private schools in the local area. For details visit: [www.miltonkeynes.gov.uk/schools-and-lifelong-learning](http://www.miltonkeynes.gov.uk/schools-and-lifelong-learning)

## About the area

Broughton is one of the original villages of Milton Keynes prior to its inception, which has seen extensive redevelopment, with a blend of traditional and contemporary housing.

The local shopping centre caters for every day needs, including a doctors and dentists surgery and in addition there is a local public house and church and the nearby centre of Milton Keynes offers an extensive array of shopping and leisure facilities to cater for all needs. Communications are excellent, with junction 14 of the M1 situated within one mile distant and nearby Central Milton Keynes rail station offers a fast and frequent service into London Euston and the North of England.

## Directions

From Central Milton Keynes head south-east on the H6 Childs Way until the roundabout junction with the V11 Tongwell Street and take the third exit, after passing a Shell petrol station on your left hand side after a short distance turn left into Oakworth Avenue and follow this road around to the right and turn immediately left into Cavan Way. Follow this road for a short distance and it becomes Kemsley Crescent and number 45 can be found a short distance along on the right-hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For full EPC visit:  
[www.christopherrose.co.uk](http://www.christopherrose.co.uk)