

Connells

Goodrington Place
Broughton Milton Keynes

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Broughton Milton Keynes MK10 9NT

for sale guide price
£190,000







Property Description

A beautifully presented two-bedroom apartment offering stylish, modern living with the added benefit of allocated parking. The heart of the home is the impressive open-plan kitchen and living space, flooded with natural light and opening onto a private balcony. The apartment boasts two well-proportioned double bedrooms, including a spacious principal suite complete with a Juliet balcony and contemporary en-suite shower room.

A separate family bathroom provides added convenience. Finished to a high standard throughout and situated in excellent condition, this attractive apartment is ready to move straight into and would make an ideal home for professionals, couples or downsizers seeking low-maintenance living.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Welcoming entrance hall featuring a useful storage cupboard and a radiator, providing practical storage space and year-round comfort.

Lounge

Bright and spacious lounge with a sliding patio door leading out to the balcony, creating an abundance of natural light and providing an ideal space for relaxing or entertaining. Complete with a radiator for added comfort.

Kitchen

Stylish open-plan kitchen/living area, thoughtfully designed for modern living and entertaining. The kitchen features a breakfast bar, a range of wall and base units, integrated oven, hob with extractor hood, fridge/freezer, dishwasher and washing machine. Finished with spotlights and double-glazed windows, creating a bright and practical space.

Bedroom

Generous principal bedroom featuring a charming Juliet balcony, allowing plenty of natural light and fresh air. Complete with a radiator, creating a comfortable and relaxing retreat.

En-Suite

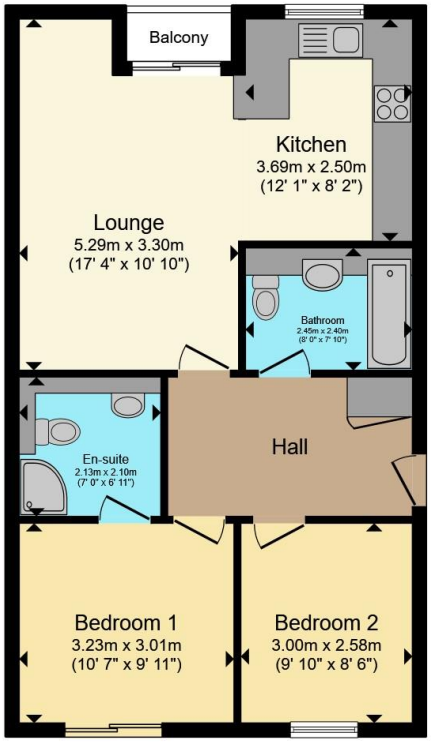
Modern en-suite shower room comprising a shower enclosure, WC and wash hand basin. Finished with spotlights, providing a bright and contemporary feel.

Bedroom Two

Well-proportioned second bedroom featuring a double-glazed window, allowing for plenty of natural light. Finished with spotlights and a radiator, creating a bright and comfortable space that is ideal as a guest room, children's bedroom or home office.











Total floor area 61.0 m² (656 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax Band: B

Service Charge: 1756.50

Ground Rent: 165.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308428

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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