



**Connells**

Laxfield Drive  
Broughton Milton Keynes



### Property Description

Nestled in the desirable Broughton area of Milton Keynes, Connells are delighted to bring to the market this stunning two bedroom first floor apartment. As you step in the you find an inviting atmosphere of impressive interior design including exposed brick, ambient lighting and wooden floor. Moving into the intricately designed living space, you find a well presented lounge with exposed brick and ambient lighting that gives the space a rustic feel along with a balcony, the space opens into the fully integrated modernised kitchen, blending style and functionality. The property is beautifully finished off with two larger than double bedrooms with the principal bedroom having the added benefit of an en-suite. Outside you have the added convenience of allocated parking. Viewing is highly recommended.

### Entrance Hall

Airing cupboard housing boiler, wall mounted radiator, intercom phone, laminate flooring.

### Lounge

Pocket door into lounge saving space, patio door leading out to balcony, double glazed window, exposed brick wall, two wall mounted radiators.

### Kitchen

Modern fitted kitchen with a variety of wall and base units with counter top over, sink & drainer, integrated washing machine & dishwasher, integrated double electric oven and microwave, gas hob with electric cooker hood over, tiled splashbacks, breakfast bar, wall mounted radiator, tiled flooring.

## Bedroom One

Pocket door entrance, carpeted flooring, wall mounted radiator, Juliet balcony, pocket door leading to en-suite.

## En-Suite To Bedroom One

Three piece suite comprising enclosed shower cubicle with mains fed shower, low level WC, pedestal wash hand basin, wall mounted radiator, tiled flooring and splash backs.

## Bedroom Two

Pocket door entrance, carpeted flooring, wall mounted radiator and double glazed window.

## Family Bathroom

Four piece suite comprising enclosed shower cubicle, bath, pedestal wash hand basin, low level WC, wall mounted radiator, double glazed window, tiled flooring and splashbacks, extractor fan.

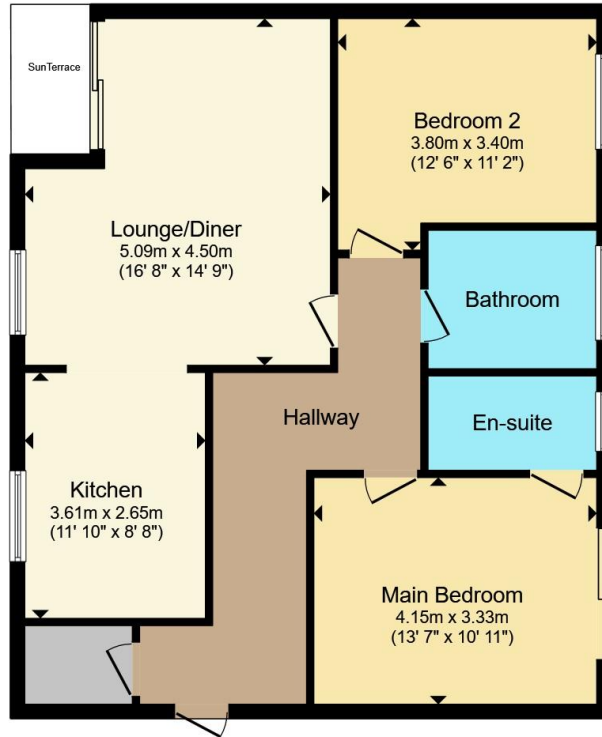
## Parking

Allocated parking with the apartment as well as visitor bays.

## Special Features

The apartment is fitted with a Nest Home Heating system allowing for smart control.





Total floor area 81.8 m<sup>2</sup> (880 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](http://www.propertybox.io)



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: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT308181](http://connells.co.uk/Property/WNT308181)**

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.



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