



147 Kingsbrook Basin, Broughton

Fixed Price £127,500



147 Kingsbrook Basin

Broughton, Aylesbury

Spacious ground floor flat in Kingsbrook with two bedrooms, modern kitchen, basin views, and close to shops and transport. Ideal for comfortable, convenient living. Viewing recommended.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

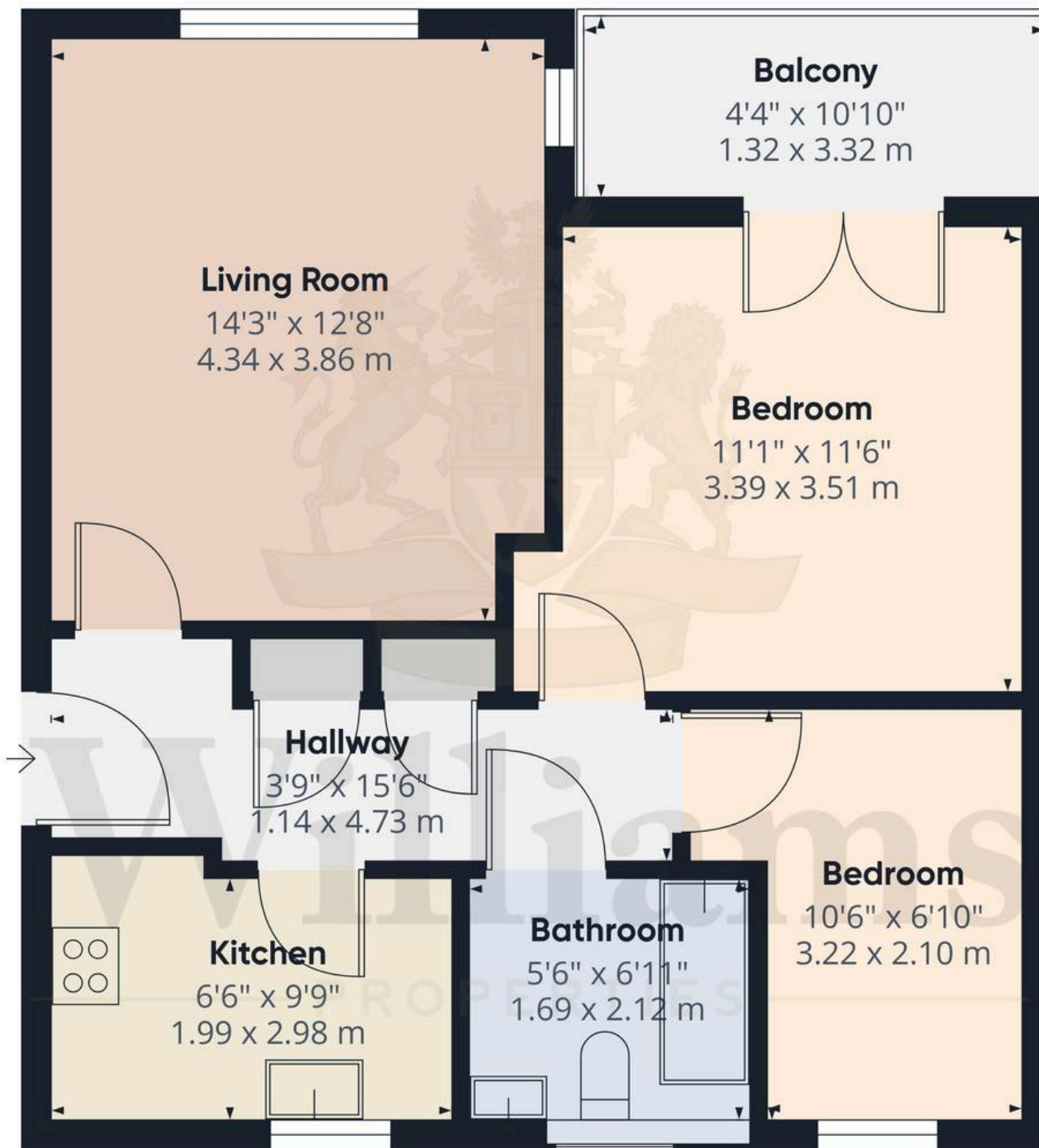
EPC Environmental Impact Rating: B



Accommodation

The property is entered via a central hallway providing access to all accommodation and useful storage. The living room is a bright and spacious reception area with ample room for both seating and dining furniture, enjoying pleasant views towards the basin. The kitchen is fitted with a range of modern wall and base units complemented by coordinated work surfaces and integrated appliances, creating a practical cooking space. The principal bedroom is a generous double room with French doors opening onto a private balcony, providing an ideal spot to relax while enjoying the attractive waterside outlook. A second well-proportioned bedroom offers flexible accommodation suitable for guests, a child's bedroom or home office. The apartment is completed by a bathroom fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and WC.





Approximate total area⁽¹⁾

575 ft²

53.4 m²

Balconies and terraces

46 ft²

4.3 m²

(1) Excluding balconies and terraces

Calculations
3C stand
approximate
floor plan is

