



Connells

Kelling Way
Broughton Milton Keynes

Kelling Way Broughton Milton Keynes MK10 9NW

for sale shared ownership
£63,000



Property Description

Situated in the highly sought-after area of Broughton, Milton Keynes, this well-presented two-bedroom shared ownership apartment offers an excellent opportunity for first-time buyers to step onto the property ladder.

The accommodation comprises a welcoming entrance hall, a spacious open-plan living/dining area with a Juliet balcony and a modern fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, including a generous principal bedroom with a Juliet balcony, along with a contemporary family bathroom. Further benefits include allocated parking and double glazing, providing comfortable and practical living throughout.

Broughton is a popular residential location offering easy access to local amenities, schools, parks, and scenic walking routes. The property is also conveniently positioned for commuters, with excellent transport links to Central Milton Keynes, the M1 motorway, and Milton Keynes Central railway station.

Agents note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

A warm and welcoming entrance hall creates an inviting first impression, offering a practical yet attractive introduction to the home. The space benefits from a radiator, providing comfort and warmth throughout the seasons, while two generous storage cupboards offer excellent concealed storage, helping to keep the area neat, organised, and clutter-free. This functional and well-appointed space serves as the perfect gateway to the accommodation

beyond.

Lounge

A bright and inviting lounge, thoughtfully designed to provide a comfortable space for relaxation and entertaining. The room is enhanced by double glazed windows, allowing an abundance of natural light to fill the space, while a charming Juliet balcony adds an elegant touch and creates a wonderful sense of openness. Two radiators ensure warmth and comfort throughout the year, making this a welcoming and versatile living area at the heart of the home.

Kitchen

A well-appointed kitchen offering an attractive range of fitted base and wall units, providing ample storage and workspace for everyday living. The room is equipped with a boiler and radiator, ensuring practicality and comfort, while dedicated space is available for both an oven and washing machine, allowing for a seamless kitchen layout. A double glazed window welcomes natural light into the space, creating a bright and pleasant environment for cooking and dining. Combining functionality with convenience, this kitchen is perfectly suited to modern living.

Bedroom One

A spacious and well-presented principal bedroom, offering a tranquil retreat with plenty of natural light. The room benefits from two double glazed windows, creating a bright and airy atmosphere throughout the day, while an elegant Juliet balcony adds charm and a sense of openness. A radiator provides warmth and comfort, making this an inviting space to relax and

unwind. Ideally suited as a generous main bedroom, the room combines comfort, practicality, and attractive design.

Bedroom Two

A comfortable and well-proportioned second bedroom, offering a bright and welcoming atmosphere. Benefiting from a double glazed window, the room enjoys plenty of natural light while maintaining energy efficiency and comfort. A radiator ensures warmth throughout the year, creating a cosy and versatile space that would be equally suited as a guest bedroom, child's room, or home office.

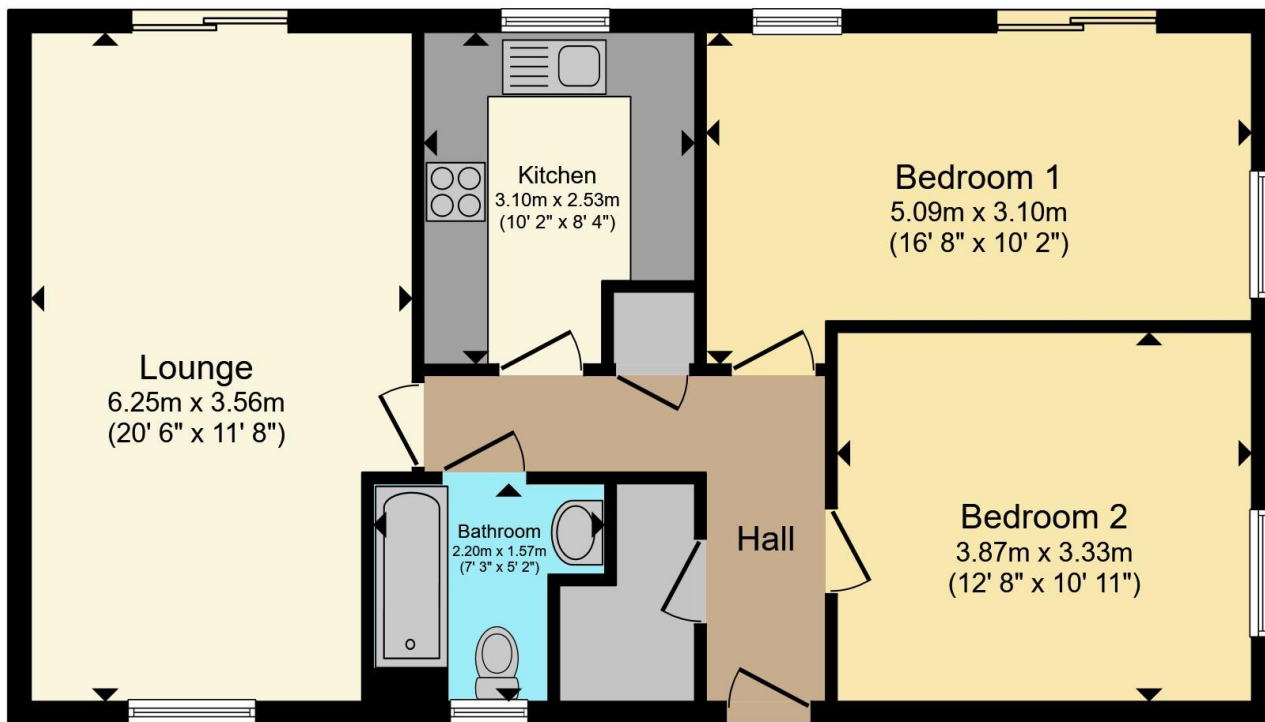
Bathroom

A well-appointed bathroom designed with both comfort and practicality in mind. The suite comprises a wash hand basin, low level WC, and a bath with shower fitted over, providing flexibility for both relaxing baths and refreshing showers. A double glazed window allows natural light and ventilation to the space, while a radiator ensures warmth and comfort throughout the year. Well-balanced and functional, this bathroom serves the home's daily needs with ease.

Parking

The property further benefits from an allocated parking space, providing convenient off-road parking and added peace of mind. Offering ease of access and everyday practicality, this valuable feature enhances the property's appeal and ensures parking is always readily available for residents.





Total floor area 71.1 m² (766 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: B

Council Tax
Band: B

Service Charge:
1361.16

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308150

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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