



**Connells**

Tanfield Lane  
Broughton Milton Keynes



### Property Description

Connells are pleased to bring to the market, this rarely available two double bedroom ground floor apartment for sale in the popular area of Broughton. The property briefly comprises of a communal entrance hall, entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property also benefits from gas central heating, double glazing, allocated parking. Broughton is situated close to the Kingston Shopping Centre with it's array of shops and restaurants, and a short drive away from Junction 14 of the M1 motorway. The Coach way is also situated in Broughton making this an ideal property for both first time buyers and commuters. Broughton itself has an abundance of shops, and eateries and is within walking distance to several schools.

### The Property Is Also Being Mar

Double glazed door to side aspect. Intercom system. Wall mounted radiator. Storage cupboard. Laminate flooring.

### Lounge

10' 10" x 20' 9" ( 3.30m x 6.32m )  
Double glazed window to front aspect. Double glazed patio doors. Two wall mounted radiators. TV and telephone points.

### Kitchen

10' 10" x 7' 3" ( 3.30m x 2.21m )  
Fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel sink/drain unit. Part tiled walls. Electric oven, gas hob, cooker hood. Plumbing for washing machine. Space for fridge/freezer. Central heating boiler. Double glazed window to front aspect. Extractor fan.

### Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )  
Double glazed window to rear aspect. Wall mounted radiator.

### Bedroom Two

11' 6" x 9' 8" ( 3.51m x 2.95m )  
Double glazed window to rear aspect. Wall mounted radiator.

### Bathroom

Three piece suite comprising of a pedestal wash hand basin, low level WC and single panelled bath with mixer tap and shower over. Part tiling. Shaver point. Extractor fan. Wall mounted radiator. Double glazed window to rear aspect.

### Rear Garden

Communal rear garden.





To view this property please contact Connells on

**T 01908 691606**  
**E [walnuttree@connells.co.uk](mailto:walnuttree@connells.co.uk)**

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1811.16

Ground Rent:  
60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307292](https://connells.co.uk/Property/WNT307292)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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