



**Connells**

Staverton Grove  
Broughton Milton Keynes



### Property Description

\*\*\*NO UPPER CHAIN\*\*\* We are delighted to bring to market a quirky two bedroom first floor apartment in the ever desirable Broughton area!

### \*\*\*Notice Of Offer\*\*\*\*

Property Address:46 Staverton Grove,  
Broughton MK10 9QT

We advise that an offer has been made for the above property in the sum of £172,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

### Entrance Hall

Entry phone, laminated flooring, radiator.

### Kitchen/Lounge/Diner

Irregular Shaped Room 21' 2" max x 14' 8" max ( 6.45m max x 4.47m)

#### Kitchen Area

Wall & Base Units, Gas hob with electric cooker hood over, plumbing for dishwasher and washing machine, tiled splashbacks, sink & drainer, space for fridge freezer.

#### Lounge/Diner area

Wall mounted radiators, laminated flooring, access to balcony, double glazed window.

## Balcony

### Bedroom One

Irregular Shaped Room 14' 8" max x 10' 6" max ( 4.47m max x 3.20m)

Laminated flooring, wall mounted radiator, double glazed window.

### Ensuite To Bedroom One

Three piece bathroom suite, tiled walls, radiator.

### Bedroom Two

Irregular Shaped Room 11' 1" max x 9' 7" max ( 3.38m max x 2.92m)

Laminated flooring, wall mounted radiator, double glazed windows.

## Main Bathroom

Three piece suite with shower over bath, tiled walls, wall mounted radiator.

## Communal Areas

## Agents Note

Please note appliances in the property are untested and as such should be considered not working.

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Agents Address: 26a Fyfield Barrow, Walnut Tree, Milton Keynes MK7 7AN

Agents Telephone Number: 01908 103761





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.focalagent.com](http://www.focalagent.com)



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: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307929](http://connells.co.uk/Property/WNT307929)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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