



Connells

Oakworth Avenue
Broughton Milton Keynes



Property Description

Nestled in the highly sought-after area of Broughton, Milton Keynes, this charming one-bedroom flat presents an excellent opportunity for first-time buyers and investors alike.

The property features a bright and airy open-plan living space, enhanced by a Juliet balcony that brings in plenty of natural light. The generous double bedroom offers a peaceful private retreat, perfect for unwinding at the end of the day. Ideally positioned within walking distance of Broughton's popular shopping and leisure facilities, the flat ensures everyday essentials are always close at hand. With excellent transport links providing convenient access to Milton Keynes Central and surrounding areas, this property combines comfort, convenience, and strong investment potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the

Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Entry via secure entry door, stairs rising to all floors.

Entrance Hall

Laminate flooring, storage cupboard, intercom entry phone.

Open Plan Lounge/Diner

carpeted flooring, neutral decor, Juliet Balcony to front aspect, wall mounted radiator.

Kitchen

Wall & base units, space for fridge/freezer, gas hob with electric hood over, sink & drainer, double glazed window to rear, plumbing for washing machine, low level electric oven.

Bedroom One

Double glazed window to rear, laminate flooring, wall mounted radiator.

Bathroom

Bath tub with shower over, pedestal wash hand basin, low level WC, shaver socket, full height tiling and vinyl flooring, radiator, extractor fan.

Parking

One allocated parking space.





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: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/WNT307990](https://www.connells.co.uk/Property/WNT307990)

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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