Michael ANTHONY

Kelling Way, Broughton

£210,000 Leasehold



01908 393 553 | miltonkeynes@maea.co.uk









£210,000

Ideally positioned within walking distance to all local amenties this two double bedroom ground floor apartment has many benefits including a lounge/diner, kitchen, family bathroom, private garden and allocated parking.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Radiator, doors to bedrooms, bathroom, and lounge/diner, storage cupboard.

LOUNGE/DINING ROOM
Double glazed sliding door to rear. Radiator, television point, flow through to kitchen.

KITCHEN
Door to garden. Fitted with a range of base and eye level units with rolled edge work surface over, wall-mounted combi boiler, plumbing for washing machine, splashback tiling, plumbing for dishwasher, one and a half bowl and drainer unit with mixer tap, oven and hob with extractor overhead, integrated fridge/freezer.

BEDROOM ONE
Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO
Double glazed window to front aspect. Radiator.

BATHROOM
Low level WC with push button flush, pedestal wash hand basin, radiator, fully tiled shower cubicle, extractor fan, panelled bath with mixer tap and shower attachment, part tiled walls.

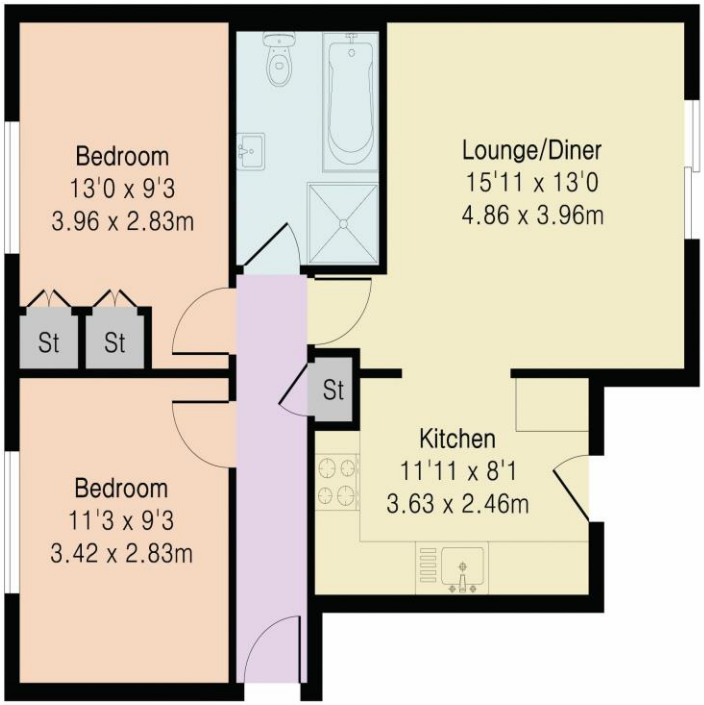
OUTSIDE

ALLOCATED PARKING

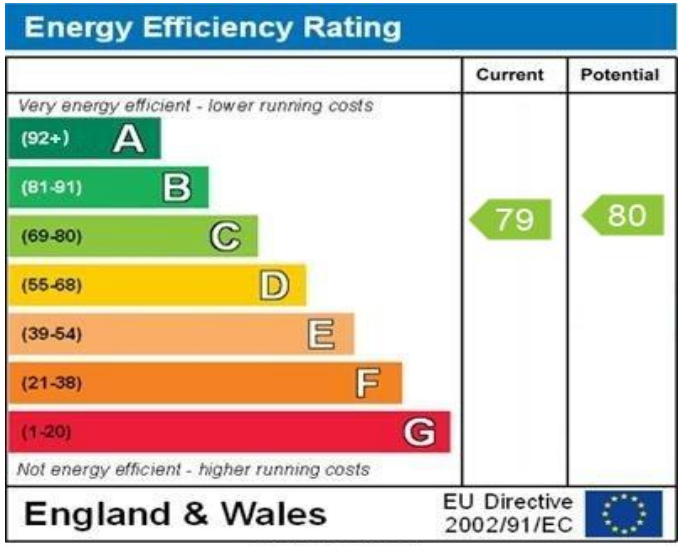
FRONT GARDEN
Path to front door, flower and shrub beds.

REAR GARDEN
Laid to lawn with flower and shrub beds, rear gated access.

APPROXIMATE GROSS INTERNAL AREA 689 sq ft - 64 sq m



Ground Floor



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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk