



**Connells**

Staverton Grove  
Broughton Milton Keynes



### Property Description

We are delighted to bring to the market this upper-floor, two-bedroom apartment situated within the popular residential area of Broughton.

The many local amenities within a 10–15 minute walk include: Kingston Retail Park, Co-op and local takeaways at Bodmin Place, Sainsbury's, Lidl, Costa at Brooklands, Brooklands NHS Health Centre, Pure Gym (Kingston) and Energie Fitness (Brooklands).

The accommodation briefly comprises an entrance hall, kitchen, large lounge with balcony, two bedrooms (one with an en-suite bathroom), and a further bathroom. The property also benefits from an allocated parking space.

Viewing is highly recommended for this property.

### Communal Entrance

Secure entry door, lift and stairs to all floors.

### Entrance Hall

Two storage cupboards. Phone entry system. Wall mounted radiator. Doors to all rooms.

### Kitchen

13' 7" x 6' 6" ( 4.14m x 1.98m )

Range of wall and base units with work surfaces over. Gas hob with cooker hood over. Built in oven. 1 + 1/2 stainless steel sink with mixer taps over. Tiled splashbacks. Double glazed window to side aspect. Wall mounted radiator. Space for fridge/freezer.

### Lounge

Irregular Shaped Room 21' Max x 13' Max ( 6.40m Max x 3.96m)

Double glazed double doors to balcony and side aspect. Adjacent double glazed full length window to side aspect/balcony. Space for

dining table. Wall mounted radiator.

### Balcony

Balcony accessible from lounge.

### Bedroom One

11' 3" x 10' 2" ( 3.43m x 3.10m )

Wall mounted radiator. Double glazed window to side aspect. Door to en-suite bathroom.

### En-Suite Bathroom

Three piece suite to comprise of pedestal wash hand basin, low level wc and walk-in shower.

### Bedroom Two

10' x 9' 11" ( 3.05m x 3.02m )

Double glazed window to side aspect. Wall mounted radiator.

### Family Bathroom

Three piece suite to comprise of single panelled bath with mixer taps and shower over, pedestal wash hand basin and low level WC. Wall mounted radiator. Double glazed window to side aspect.

### Outside

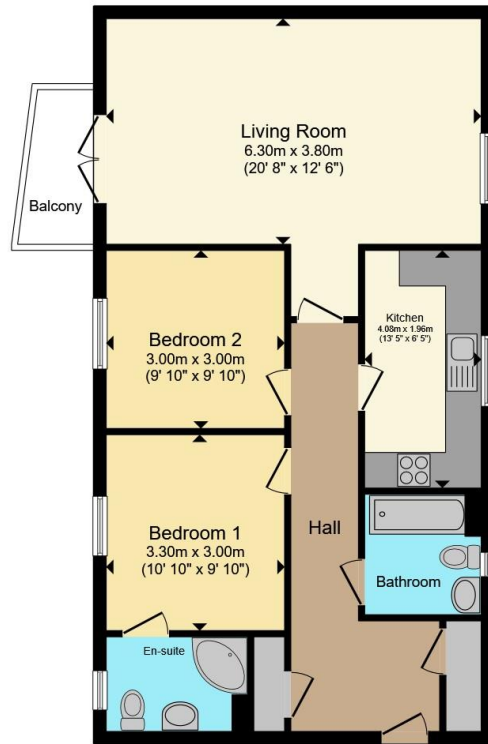
Allocated parking space for one vehicle. Grassy areas and mature trees and shrubs.

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the

vendor of this property is an Associate of an Employee of the Connells Group of companies.





Total floor area 75.6 m<sup>2</sup> (814 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](http://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

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EPC Rating: B Council Tax Band: B Service Charge: 853.32 Ground Rent: 390.52

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT308029](http://connells.co.uk/Property/WNT308029)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 2024. 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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