



**Connells**

Warwick Avenue  
Broughton Milton Keynes



### Property Description

Connells are delighted to offer this well presented one bedroom first floor apartment sitting within the sought after area of Broughton. Accommodation briefly consists of open plan lounge/ diner, fully fitted kitchen with range of wall and base units, two bedrooms and bathroom. The area of Broughton benefits from being close to popular Kingston shopping district and restaurants. Further benefits include being within close proximity to major road links including the M1 and A5 and is only a short drive to central Milton Keynes station and shopping centre.

### Entrance

Airing cupboard and storage cupboard. Doors to all rooms.

### Kitchen

Gas hob with cooker hood over, free standing oven. Range of wall and base units with work surfaces over. Stainless steel sink with mixer taps over. Tiled splashbacks. Double glazed window to side aspect. Wall mounted radiator. Space for fridge/freezer.

### Lounge

Adjacent double glazed full length window to side aspect. Space for dining table. Wall mounted radiator.

### Bedroom One

Double glazed window to rear aspect. Wall mounted radiator.

### Bedroom Two

Double glazed window to rear aspect. Wall mounted radiator.

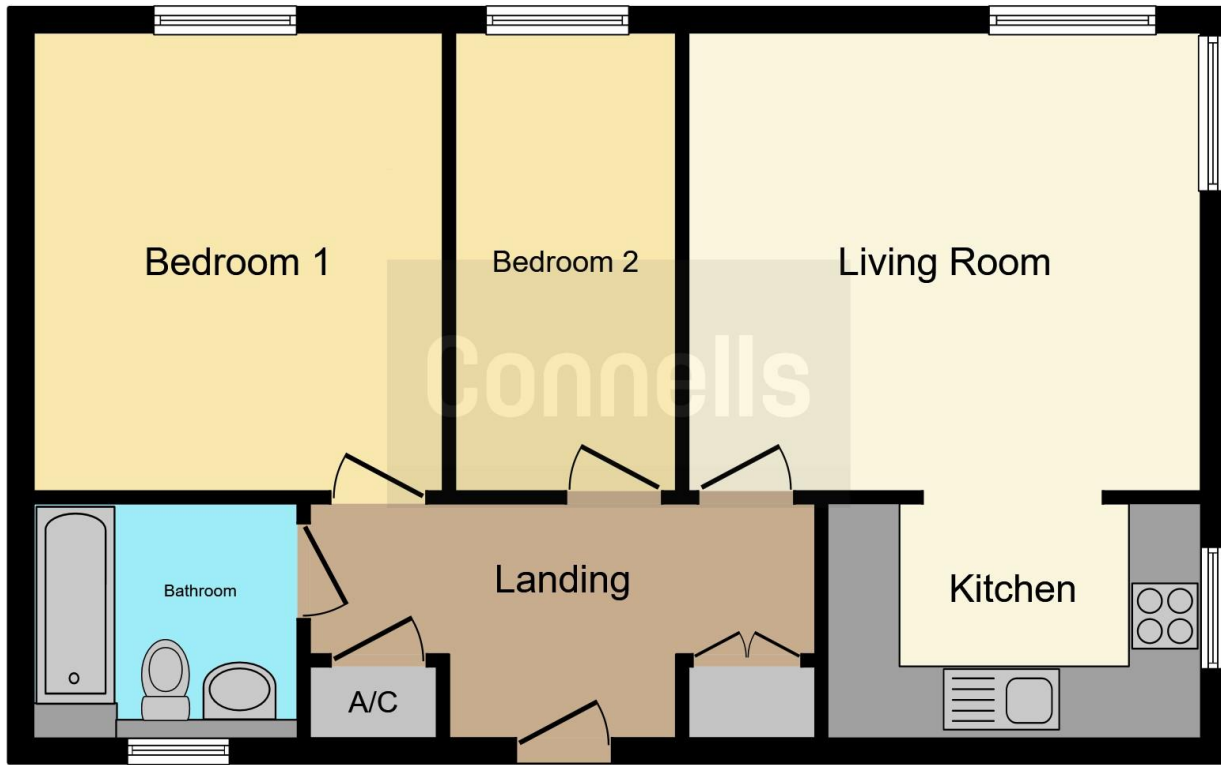
### Family Bathroom

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 front aspect.

### Outside

One allocated parking space.





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: 1200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT307440](http://connells.co.uk/Property/WNT307440)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WNT307440 - 0007