



Tanfield Lane Broughton Milton Keynes MK10 9NH

for sale offers over
£200,000



Property Description

Situated in the heart of the highly sought-after Broughton area of Milton Keynes, this well-presented two bedroom, two bathroom first floor apartment offers modern and spacious living throughout.

The property features a bright dual aspect open-plan living area, flooded with natural light and opening onto an impressive wrap-around balcony, ideal for relaxing or entertaining. Accommodation comprises a spacious living/dining area, modern fitted kitchen, principal bedroom with en-suite shower room, second double bedroom and a contemporary family bathroom.

Broughton is a popular location with a range of local amenities, parks and recreational facilities nearby, as well as highly regarded schools.

Excellent transport links are within easy reach, including Milton Keynes Central railway station and Junction 14 of the M1 motorway, making this an ideal home for first-time buyers, professionals, downsizers and investors alike.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Laminate flooring and wall mounted radiator.

Open Plan Living

The open-plan living area benefits from laminate flooring throughout, dual aspect double glazed windows and a door leading onto the wrap-around balcony, creating a bright and airy living space. The kitchen is fitted with a range of wall and base units, incorporating a gas hob, electric oven, tiled splashbacks, plumbing for a washing machine and space for a fridge freezer, while wall-mounted radiators provide heating throughout.

Bedroom One

Carpeted flooring, double glazed window and wall mounted radiator.

Primary Ensuite

Shower room, featuring a contemporary three-piece suite comprising a spacious shower cubicle, low-level WC and elegant wash hand basin, creating a practical yet comfortable space for everyday use.

Bedroom Two

Carpeted flooring, creating a warm and comfortable atmosphere, while a wall-mounted radiator provides efficient heating. A double glazed window allows for plenty of natural light and contributes to the bright and inviting feel of the space.

Family Bathroom

Three piece suite comprising shower over bath, WC and wash handbasin, wall mounted radiator.

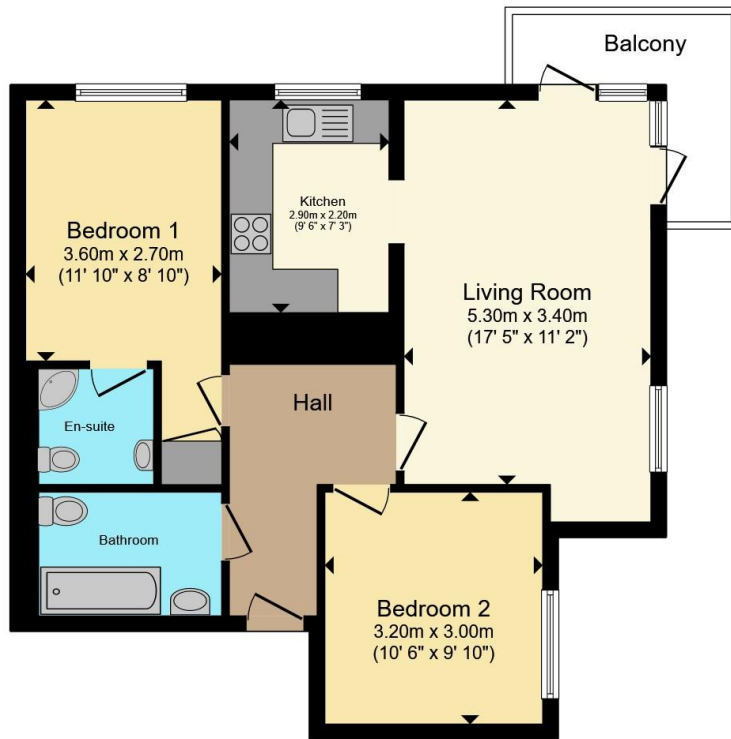
Parking

Allocated parking is available as well as on street parking for further convenience.

Marketing Notes

Please note that there are a mixture of photos showing the property both furnished and unfurnished. The property is now fully unfurnished and have been left on the listing for demonstrative purposes of how the apartment can be dressed and furnished to maximise the space.





Total floor area 63.7 m² (685 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

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax
Band: B

Service Charge:
1553.64

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNT308334

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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