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**114 Countess Way, Broughton, MILTON  
KEYNES, Buckinghamshire, MK10 7DX**

**£212,500 Leasehold**

- 2 Bedrooms
- En-suite to Master
- Contemporary Area
- Spacious and Light
- Great Access to M1 and Central MK
- Whitegoods, Gas Hobs and Gas Heating
- Allocated Parking Included
- Can rent out for £1,150 pcm
- EPC Rating



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a MODERN, SPACIOUS and CONTEMPORARY 2 bedroom apartment located in the PEACEFUL residential suburb of Broughton. Located on the popular Brooklands border, this fantastic property offers quiet residential living, but with close access of the hustle and bustle of the city

Upon entry through the front door you are greeted with a wide entrance hallway that offers access to 2 good size double/king bedrooms (one of which has an en-suite), and a generous open plan kitchen lounge with plentiful space for the furniture.

Externally there are panoramic views of the Broughton area, parks and allocated parking

- The lease term is 125 years from 1 November 2007

- Ground Rent - £250 per annum

- Service charge (1 Jan 2023-31 Dec 2023) - £1396.39 – THIS IS SUBJECT TO REVIEW ONCE ACCOUNTS AUDITED.

## **Kitchen**

18' 7" x 10' 6" (5.67m x 3.21m)

## **Bedroom One**

13' 9" x 9' 11" (4.18m x 3.01m)

## **Bedroom Two**

11' 6" x 9' 4" (3.50m x 2.85m)

## **Disclaimer**

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.