



28 Berrington Grove  
Milton Keynes, MK4 4FB



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



## "Attention First Time Buyers and Downsizers"

Situated in an ever-popular residential location, within close proximity to Milton Keynes City Centre and a selection of local amenities, this two-bedroom apartment combines a well presented interior with spacious living accommodation, making it an ideal opportunity for first-time buyers and downsizers!

The kitchen comprises a number of eye and base level fitted units, integrated and freestanding appliances, including a stainless steel sink with drainboard, electric oven, gas hob, space for a fridge and freezer and washing machine.

Lounge offers a bright and airy room to relax with ample space for a large sofa and French doors give direct access to the garden.

Main bedroom of a good size comprising built in wardrobe, space for a double bed, bedside cabinets and benefits from an ensuite.

Bedroom two is generously proportioned benefiting from being double in size.

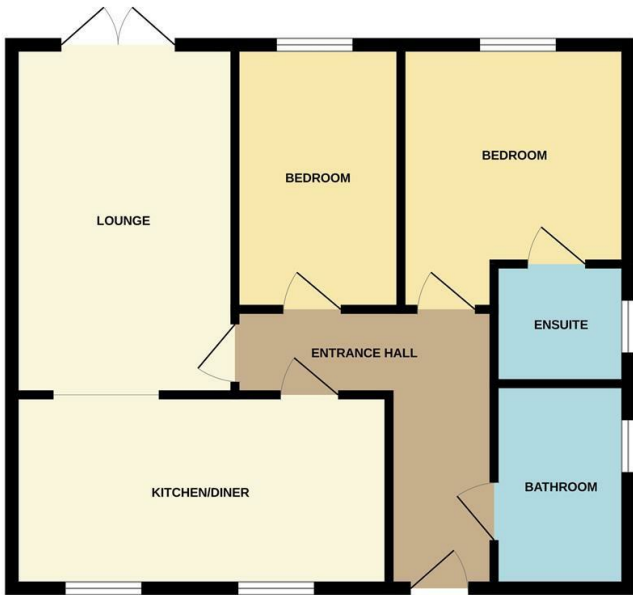
Stylishly fitted, the three-piece bathroom boasts wash hand basin, low level WC and panel bath with shower over.

Externally, there is an allocated parking space, and a lovely communal garden area laid to lawn with patio areas.

£230,000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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