

Cauldwell

PROPERTY SERVICES



131 Columbia Place, Milton Keynes, MK9 4AF

£175,000

A second floor apartment, offered for sale with no upward chain, located within Central Milton Keynes (only a short walk to the main line train station and the shopping centre). Accommodation comprises; entrance hall, lounge/dining room, fitted kitchen, two well proportioned size bedrooms and a bathroom. Outside there is allocated parking.

Campbell park is in the heart of the city centre Milton Keynes, is a short walk away from local amenities such as the Train Station, restaurants, shopping centre along with a variety of other things. The central location is perfect for those working in Milton Keynes and looking to get the best out of the nearby array of bars and restaurants. Milton Keynes Station takes approximately 35 minutes to Euston Station on the West Coast Main Line, The West Coast Main Line (WCML) is one of the most important railway corridors in the United Kingdom, connecting the major cities of London and Glasgow with branches to Birmingham, Liverpool, Manchester, and Edinburgh.

The vendor has informed us that there are 134 years remaining on the 150 year lease. The ground rent is £250 per annum. The Service charge, inclusive of insurance is £1080 per annum including insurance. This information has not been verified and must be confirmed before proceeding to purchase.

Council tax band: C
Energy rating: C

ENTRANCE HALL

Door to lounge/dining room, bedroom one, two and bathroom. Storage cupboard.

LOUNGE/DINING ROOM

Twin double glazed window to side aspect. Double glazed window to front aspect. Wall mounted heater. Leading to kitchen.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall and base units with worksurfaces incorporating a stainless steel sink with hot and cold taps. Fitted oven and hob with extractor fan. Plumbing for a washing machine. Space for fridge freezer. Tiles splash back.

BEDROOM ONE

Double glazed window to front aspect. Wall mounted heater.

BEDROOM TWO

Double glazed window to front aspect. Wall mounted heater.

BATHROOM

Three piece suite comprising panalled bath. Low level wc and a wash hand basin. Tiled splash back

OUTSIDE

Allocated parking for one car

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Lease Information

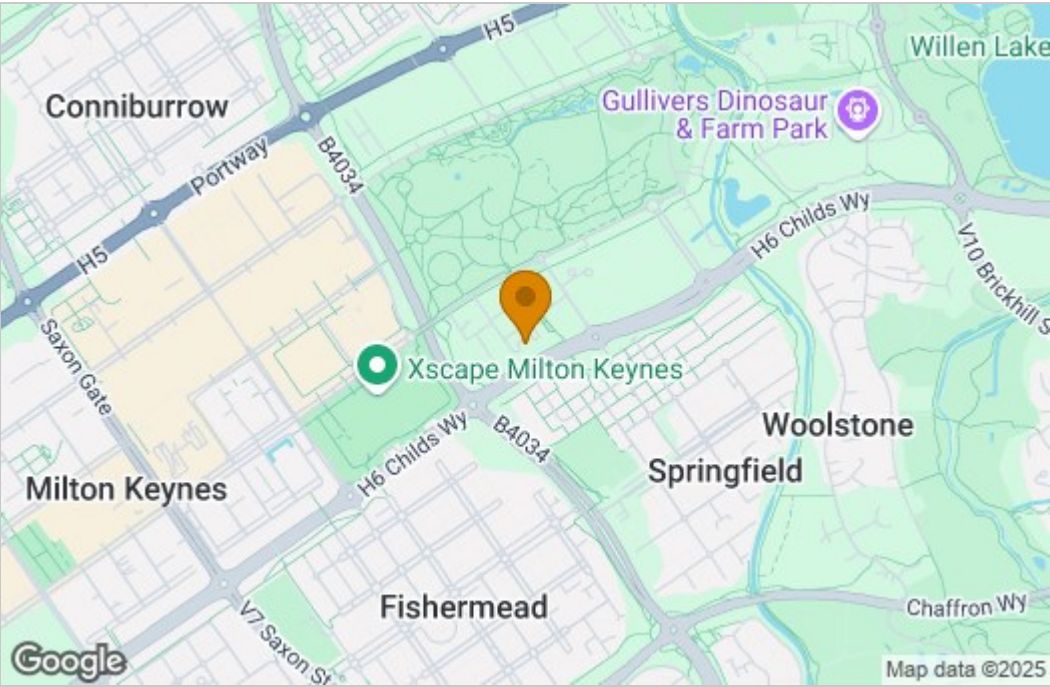
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Floor Plan

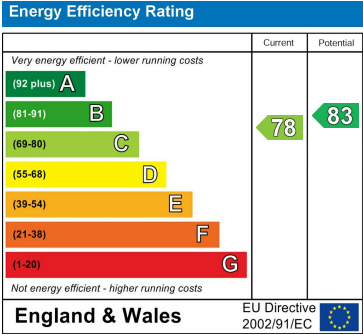


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.