



**Connells**

Union Court Canal Street  
Campbell Park Milton Keynes



# Union Court Canal Street Campbell Park Milton Keynes MK9 4BS

for sale  
**£325,000**



## Property Description

Connells Estate Agents are delighted to be able to present to the market this two bedroom first floor apartment that is located on the much sought after and popular development of Campbell Wharf.

The accommodation includes a secure communal entrance, private entrance hall with utility cupboard, lounge/diner, kitchen, primary bedroom with an en-suite shower room, a second bedroom and a bathroom. There is a balcony off of the lounge overlooking the communal garden areas. This property also benefits from secure underground parking.

Please see the full range of photographs as well as the floorplan providing an indicative view of room layouts. For further information and to arrange your viewing call Connells Estate Agents today on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).



## The Area

Campbell Wharf is one of the most renowned new developments in Milton Keynes and is by Crest Nicholson. The site is still under construction, being built alongside the Grand Union Canal and a newly created marina. There will be a range of local amenities that will be on the development, including the new pub/eatery that is now open - The Wharbler on the Wharf.

A few minutes walk away you will find the beautiful Campbell Park, offering pleasant surroundings and walks. A little further afield is Centre:MK where you will find a large selection of retail, entertainment and recreational facilities. Milton Keynes also has a mainline railway station with regular and direct links into London Euston, with journey times of approximately 30 minutes.

## Block Entrance

Secure intercom entry system opening to a good sized foyer. Stairs and lift leading to upper floor access.

## Entrance Hall

Utility cupboard with plumbing for washing machine/ tumble dryer. Doors to both bedrooms, bathroom and lounge.

## Lounge

11' 11" x 15' 7" ( 3.63m x 4.75m )

Sliding patio door to the balcony, tv and telephone point, wall mounted radiator.

## Kitchen

15' 8" x 8' 1" ( 4.78m x 2.46m )

Fitted kitchen, wall and eye base units, window, electric oven and hob, stainless steel sink drainer, wall mounted radiator, integrated dishwasher and fridge freezer.

## Bedroom 1

12' 3" x 12' 3" Max ( 3.73m x 3.73m Max )

Fitted wardrobes, wall mounted radiator.

## En-Suite

Double shower, low level w/c, wash hand basin, part tiled, heated towel radiator, shaving point.

## Bedroom 2

11' 6" x 7' 7" ( 3.51m x 2.31m )

Window, wall mounted radiator.

## Bathroom

Bath with mixer taps, low level w/c, wash hand basin, heated towel radiator.

## Communal Garden

Residents only communal garden.

## Parking

Allocated underground space.



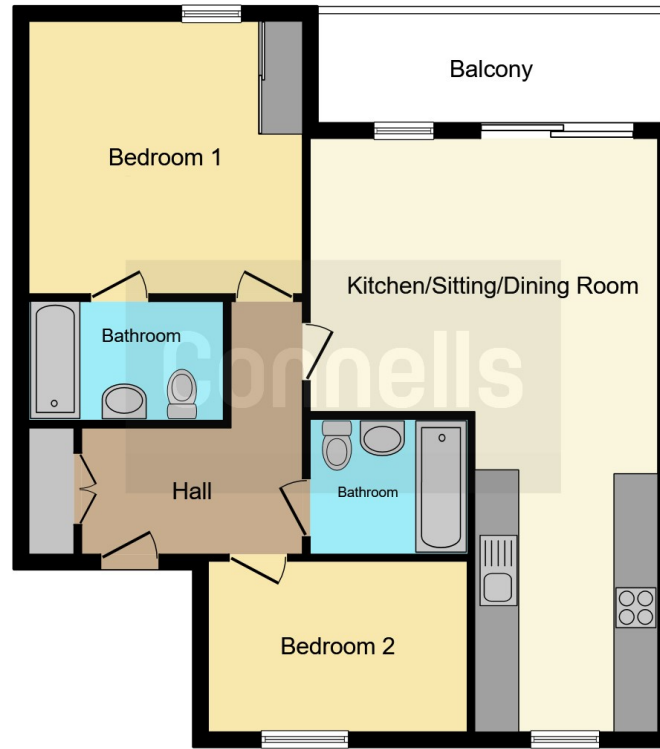












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN318810](https://connells.co.uk/Property/MKN318810)**

This is a Leasehold property with details as follows; Term of Lease 245 years from 27 Apr 2023. 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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