



Not for marketing purposes INTERNAL USE ONLY

Nassau Court Columbia Place
Campbell Park Milton Keynes



Property Description

Connells Estate Agents are delighted to bring to the market this two bedroom upper floor apartment that is located in the popular and sought after location of Campbell Park.

Property comprises entrance hall, open plan living lounge/kitchen, balcony, bedroom one has an en suite, a further bedroom and bathroom.

The building is access via a secure entry system, and benefits from having a lift providing access to all floors. The apartment accommodation includes an en suite, a further bedroom and bathroom. There is also an allocated parking space.

Please see the full range of photographs and the floorplan for an indicative view of room layouts and measurements. There is also a virtual tour available upon request. Call Connells today on 01908 674141 to arrange your viewing.

The Area

Campbell Park offers excellent access into Milton Keynes town centre and all of its amenities - including Centre:MK, the theatre district, Xscape building and mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

Campbell Park has its own local centre containing a range of amenities There is also plenty of parkland, lakes and recreational areas all within walking distance. The new Campbell Wharf development is a short walk away which will have a range of amenities and a pub/restaurant, as well as pleasant walks alongside the Grand Union Canal. Willen Lake and its pleasant surroundings are also within walking distance.

Milton Keynes is also great for road links. Junction 13 and 14 of the M1 are within a 15 minute drive of Campbell Park, whilst other main trunk roads such as the A421, A422, A5 and A509 are nearby. Milton Keynes also has excellent bus routes and there are miles of redways for cyclists.

Entrance Hall

Lounge/Kitchen

19' 8" x 14' 9" (5.99m x 4.50m)

Open plan living lounge/kitchen, with double glazed patio doors leading to the balcony. Wood flooring, tv and telephone points, and wall mounted radiator.

Kitchen: eye level base units, worksurfaces, stainless steel sink drainer, built in oven, cooker with a cooker hood over, and a wall mounted radiator.

Bedroom 1

11' 2" x 10' 3" (3.40m x 3.12m)

En Suite

w/c, wash hand basin, shower, and an extractor fan.

Bedroom 2

10' 4" x 10' 9" (3.15m x 3.28m)

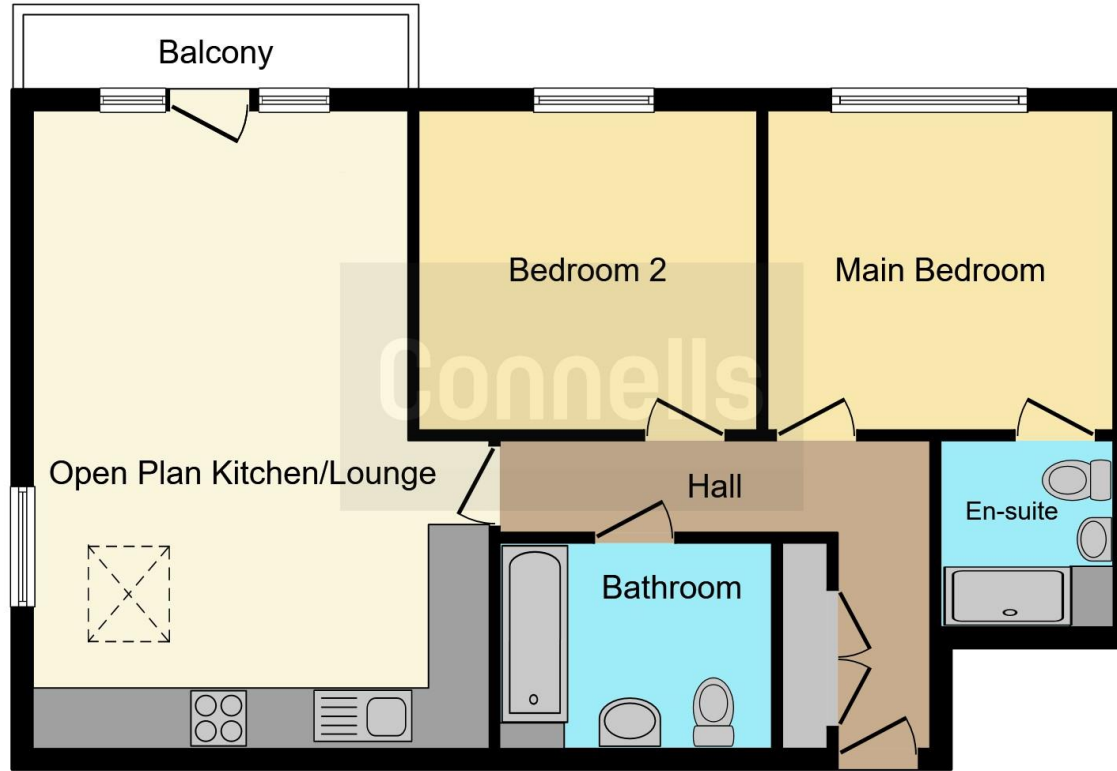
Bathroom

W/c, wash hand basin, and bath and fully tiled.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 108 years from 20 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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