



Connells

Union Court Canal Street
Campbell Park Milton Keynes

Union Court Canal Street Campbell Park Milton Keynes MK9 4BS

for sale offers in excess of
£250,000



Property Description

Connells Estate Agents are pleased to be able to bring to the market this one bedroom second floor apartment on one of Milton Keynes' most prestigious new development, Campbell Wharf. Ideal for first time buyer or investor.

The block is accessed via a secure intercom system via mobile phone, entrance hall access is via bluetooth intercom system, open plan living lounge/kitchen/diner, one bedroom and a bathroom. Outside there is a communal rear garden and the property also benefits from underground parking space number eight.

Please see the full range of image as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

Campbell Wharf is one of the most renowned new developments in Milton Keynes and is by Crest Nicholson. Alongside the Grand Union Canal and a newly created marina. There are a range of local amenities on the development, including the new pub/eatery, a Convenience store, a family run barbers and an independent coffee shop and patisserie.

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.

Entrance Porch

Intercom system via mobile, communal area, lift access.

Entrance Hall

Door to the front, airing cupboard with washing machine in, Bluetooth intercom system.

Lounge/Kitchen

22' 7" x 11' 10" max (6.88m x 3.61m max)

Open plan living - double glazed sliding patio door to the rear which leads to the balcony, tv and telephone points, two wall mounted radiators.

Kitchen: Fitted kitchen with eye base soft closing units, worksurfaces, built in fridge/freezer, stainless steel sink drainer, splash backs, air filter extractor fan in the ceiling.

Bedroom 1

12' 7" to front of wardrobe x 11' 2" (3.84m to front of wardrobe x 3.40m)

Double glazed window to the rear, tv and telephone points, built in wardrobe that has been extended out, wall mounted radiator, air filter extractor fan in the ceiling.

Bathroom

Bath with mixer taps and shower over, wash hand basin vanity unit, w/c, part tiled, shaving point, extractor fan, heated towel radiator.

Rear Garden

Communal rear garden.

Parking

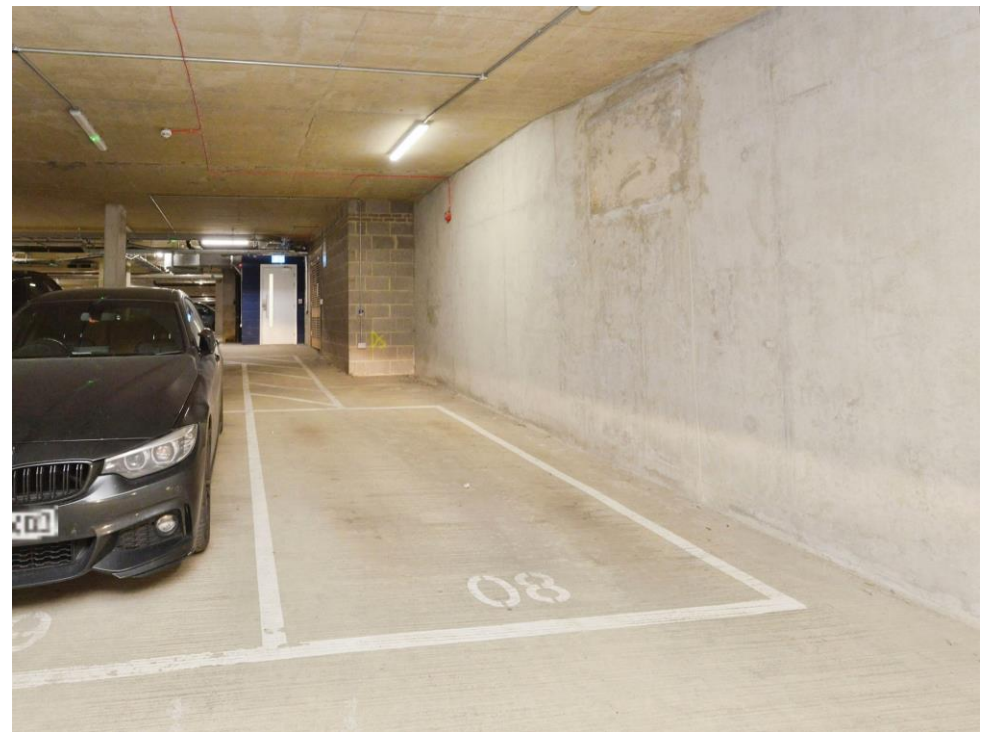
Underground parking space number eight.

Leasehold

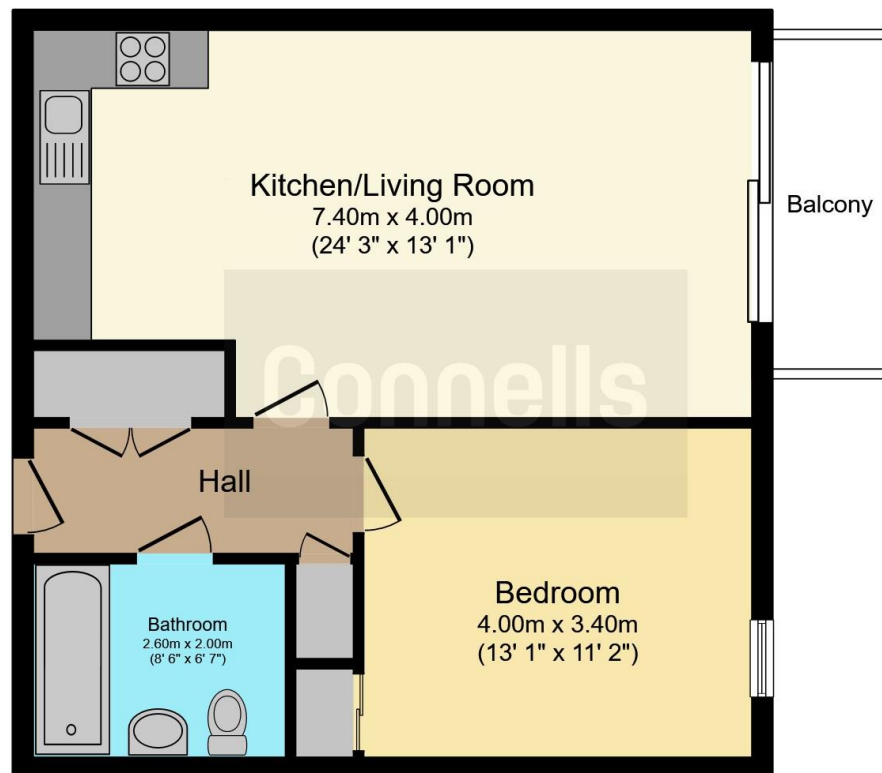
Leasehold: Broad Oak Management

Annual Service Charge: £2,172









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

T 01908 674 141
E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320004

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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