



Connells

Union Court Canal Street
Campbell Park Milton Keynes

Union Court Canal Street Campbell Park Milton Keynes MK9 4BR

for sale
£125,000



Property Description

Connells Estate Agents are pleased to be able to bring to the market this one bedroom ground floor flat on one of Milton Keynes' most prestigious new development, Campbell Park. There is a premium of £7,500. This property is Ideal for a first time buyer. Nearby to cmk shopping centre and cmk train station.

The block is accessed via a secure communal entrance. In the apartment, you have an entrance hall with video intercom system, open plan lounge has a double glazed patio door which leads to a large balcony, kitchen, one bedroom, and a bathroom. This property also benefits from an underground allocated parking space.

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 Park 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.



Entrance Hall

Lounge/Kitchen

17' 4" x 15' 8" (5.28m x 4.78m)

Open plan living - lounge has Double glazed window, double glazed sliding patio doors to a balcony, tv/telephone points.

Kitchen: Eye base units, worksurfaces, built in oven, ceramic hob, fridge/freezer.

Bedroom 1

11' 1" x 14' 8" (3.38m x 4.47m)

Double glazed window, television point, mirrored fitted wardrobes, wall mounted radiator.

Bathroom

Part tiled, wash hand basin, w/c, bath with bath taps and a shower over, heated towel radiator.

Front Garden

Surrounded by shrub and flower borders.

Parking

Allocated parking space.

Agents Notes

Rent is £361.51 per month with Heylo Housing Association Limited

Service Charge is £1476 per annum with Heylo Housing Association Limited









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

Council Tax
 Band: B

Service Charge:
 1476.00

Ground Rent:
 4338.12

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320254

This is a Leasehold property with details as follows; Term of Lease 121 years from 26 May 2025. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKN320254 - 0003