



Union Court Canal Street Campbell Park Milton Keynes MK9 4BR

for sale offers in excess of
£325,000



Property Description

Connells Estate Agents are pleased to be able to bring to the market this two bedroom upper floor flat that is immaculate throughout, on one of Milton Keynes' most prestigious new development, Campbell Park. 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 entrance hall, lounge has a balcony, fitted kitchen/diner, two bedrooms and bedroom one has an en suite. There is also underground parking

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

Doors to all rooms.

Cloakroom

Doors to all rooms.

Lounge/Kitchen/Diner

23' 5" x 13' 8" (7.14m x 4.17m)

open plan living - lounge/diner double glazed windows and patio door to the balcony with tv/telephone points, two wall mounted radiators. Fitted kitchen with eye base units, worksurfaces, built in oven and electric hob with a extractor hood over, fridge/freezer, stainless steel sink drainer.

Bedroom 1

17' 1" x 10' 6" (5.21m x 3.20m)

Fitted mirrored wardrobe.

En Suite

Wash hand basin, w/c, glass shower cubicle with shower, spotlights in the ceiling, extractor fan, part tiled, wall mounted radiator.

Bedroom 2

13' 2" x 9' 6" (4.01m x 2.90m)

Double glazed window, fitted mirrored wardrobe, wall mounted radiator.

Bathroom

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

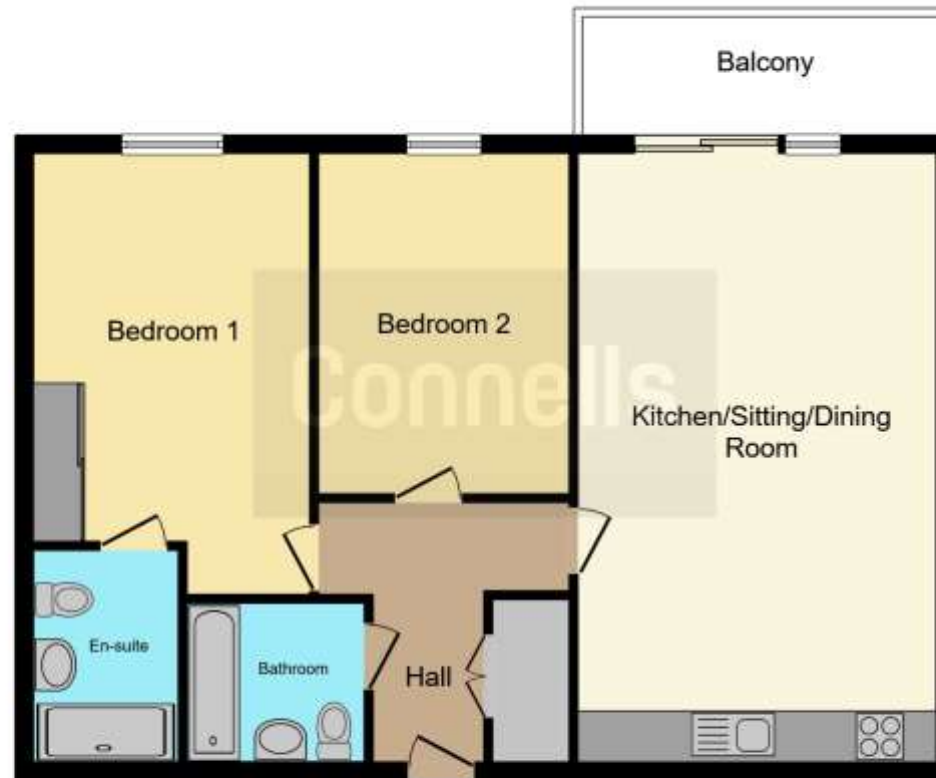
Parking

Underground parking space.









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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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320469

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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