



Connells

Huntley Crescent
Milton Keynes



Property Description

Connells Estate Agents are delighted to bring to the market this two double bedroom apartment with two bathrooms. The property is a leasehold apartment located in the popular area of Campbell Park, which is a short walk to cmk shopping centre and cmk train station.

Internal accommodation comprises of an entrance hall, cloakroom, open plan living lounge/diner, kitchen, two double bedrooms both with en suites. Outside there is an enclosed rear garden and Secure under ground parking is provided.

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

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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.

Entrance Hall

Door to the front, wall mounted radiator.

Cloakroom

Part tiled, w/c, wash hand basin, extractor fan.

Lounge/Diner

21' 9" x 12' 11" (6.63m x 3.94m)

Irregular shape room with open plan living, double glazed windows and double glazed door to the rear, tv and telephone points, two wall mounted radiators, storage cupboard.

Kitchen

11' 6" x 10' 3" (3.51m x 3.12m)

Fitted kitchen, double glazed window to the rear, eye base soft closing units, worksurfaces, built in gas hob, electric oven with a cooker hood over, stainless steel sink drainer, part tiled, built in dishwasher, space for washing machine, wall mounted radiator, central heating boiler, space for fridge/freezer.

Bedroom 1

14' 2" x 10' 5" (4.32m x 3.17m)

Irregular shape room, double glazed windows to the front, built in wardrobes, tv point, wall mounted radiator.

En Suite

Double shower cubicle, part tiled, shaving point, w/c, wash hand basin, extractor fan, heated towel radiator, shaving point.

Bedroom 2

17' 4" x 8' 1" (5.28m x 2.46m)

Irregular shape room, double glazed window to the front, wall mounted radiator,

En Suite

Bath with mixer taps and a shower over, w/c, wash hand basin, part tiled, wall mounted radiator, extractor fan, shaving point.

Rear Garden

Enclosed laid to lawn, patio, water butt, trellis with bamboo shoots.

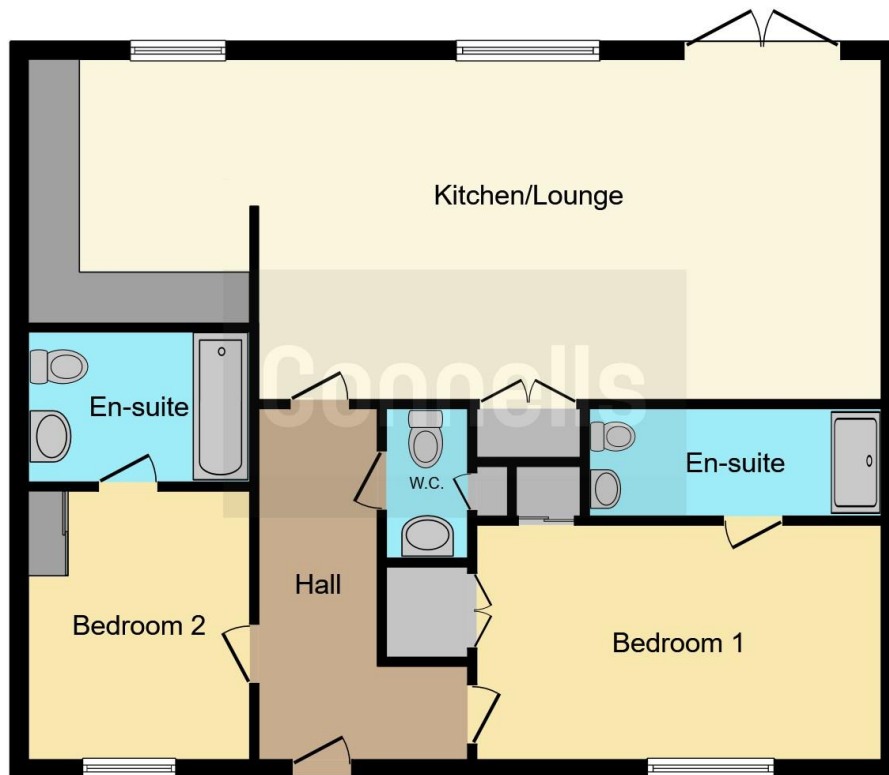
Underground parking.

Agents Notes

Rent Payable to KMP Solutions £500 per annum

Service Charge payable to KMP Solutions £1,200 per annum.





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:
 1200.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320581

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2012. 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.

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.

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