



Connells

Huntley Crescent
Milton Keynes



Property Description

Connells Estate Agents are delighted to bring to the market this two double bedroom duplex 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 communal entrance porch via intercom, entrance hall, lounge/diner with double door Juliet balconies overlooking Campbell Park, fitted kitchen with balcony access overlooking the front communal gardens, two lobby's one lobby has a shower, two double bedrooms with built in storage. Secure under ground parking is provided with space for two vehicles.

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, [iamsold Limited](https://www.iamsold.com). This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-

refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with [iamsold](https://www.iamsold.com) and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.

Block Entrance

Communal entrance hall, intercom system, lift access.

Entrance Hall

Door to the front, wall mounted radiator, cupboard, stairs to the ground floor.

Lounge / Diner

20' 10" x 13' 1" (6.35m x 3.99m)

Irregular shape ground floor room with two double glazed patio doors to the rear, with Juliet balconies, two wall mounted radiators, tv/telephone points,.

Kitchen

11' 2" x 8' 1" (3.40m x 2.46m)

Irregular shape ground floor room, fitted kitchen, double glazed window and door to the front leading to a balcony, central heating boiler, eye base soft closing units, worksurfaces, part tiled, one and a half stainless steel sink drainer, built in electric

hob/oven with cooker hood over, built in fridge/freezer, dishwasher, space for washing machine, wall mounted radiator.

Ground Floor Lobby

Doors to bedroom one and lounge/diner, wall mounted radiator, intercom system.

Ground Floor Lobby 2

Cupboard, shower cubicle, part tiled, w/ac, wash hand basin, extractor fan, shaving point, wall mounted radiator.

Bedroom 1

13' max x 9' max (3.96m max x 2.74m max)

Irregular shape ground floor room, double glazed window and door to the front which leads on to the balcony, wall mounted radiator, built in wardrobes.

Bedroom 2

11' max x 10' 9" exc recess (3.35m max x 3.28m exc recess)

Irregular shape first floor room, double glazed patio doors to the rear Juliet balcony, built in wardrobes, wall mounted radiator.

Bathroom

First floor - bath with mixer taps and shower over, w/c, wash hand basin, w/c, part tiled, extractor fan, wall mounted radiator.

Parking

Underground parking space for two vehicles.

Agents Note

Rent payable to KMP Solutions £250

Annual service charge payable to KMP Solutions £2,040 (Including building insurance)









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: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320731

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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