



Connells

Union Court Canal Street
Campbell Park Milton Keynes

Union Court Canal Street Campbell Park Milton Keynes MK9 4BR

for sale
£220,000



Property Description

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

The block is accessed via a secure video intercom system communal entrance. In the apartment, you have an entrance hall, door to front with video intercom, storage cupboard, lounge has doors leading to the balcony, kitchen/diner, one bedroom and a bathroom. Secure underground parking with an 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

Door to front, video intercom system, double cupboard with washing machine, storage cupboard.

Lounge/Kitchen/Diner

16' 4" x 17' 7" (4.98m x 5.36m)

Lounge double glazed sliding patio doors to the balcony, door to the kitchen, fitted kitchen with eye base units, worksurfaces, built in oven and ceramic hob, cooker hood over, stainless steel sink drainer, integrated fridge/freezer.

Balcony

3' 9" x 14' 4" (1.14m x 4.37m)

Decked balcony with railing surround

Bedroom 1

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window, fitted wardrobe.

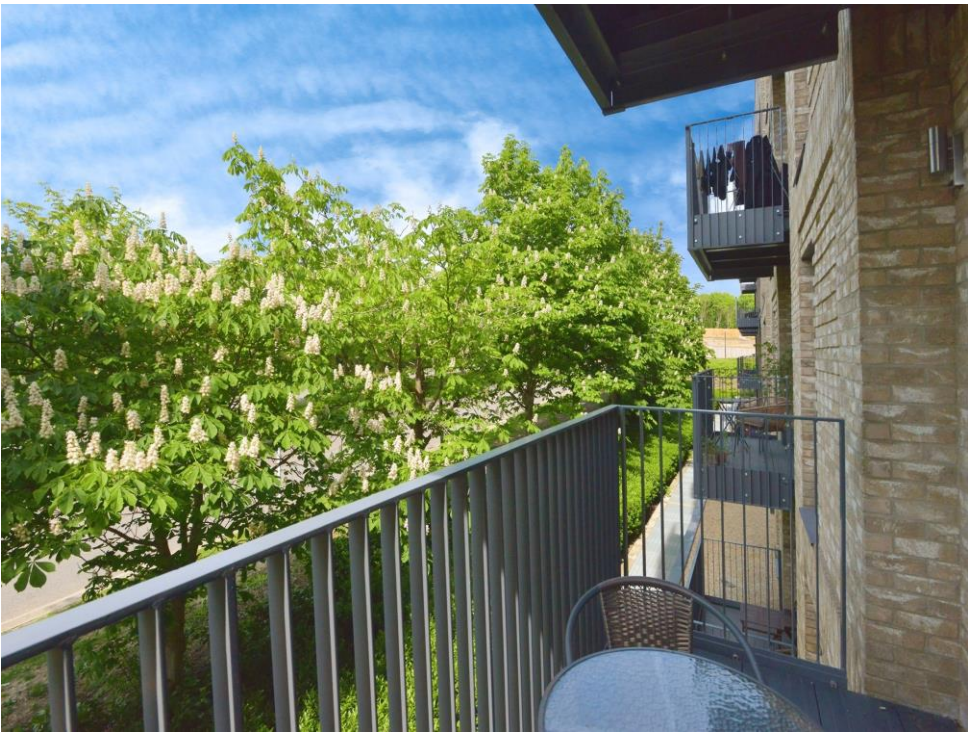
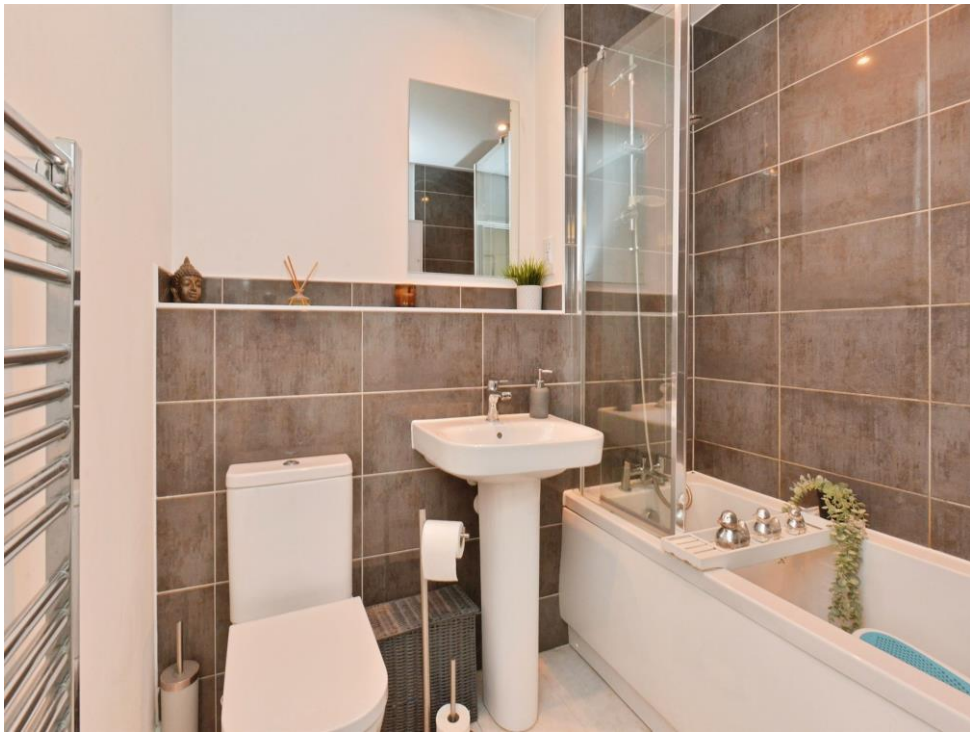
Bathroom

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

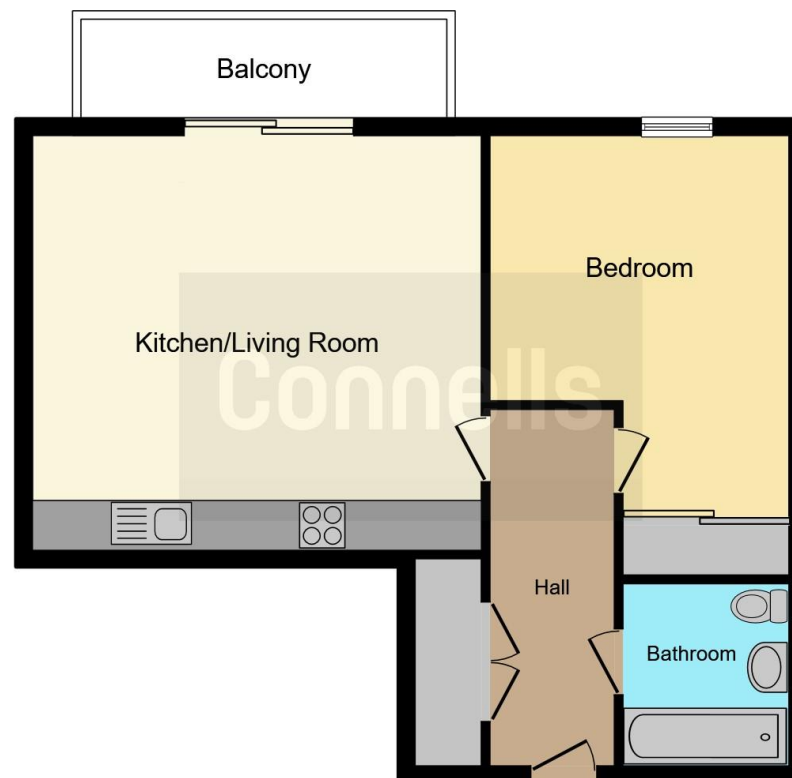
Parking

Secure underground parking with an allocated 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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E miltonkeynes@connells.co.uk

Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320173

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.

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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