



To arrange a viewing  
please call 01908 675747



This Four Bedroom townhouse property in Campbell Park is within walking distance of Central MK Shopping Centre and the vastly popular Campbell Park. The property comprises of Four double bedrooms, one large living room and a open plan kitchen/diner which leads out to a private courtyard. Other benefits include Solar Panels and Secure Underground Parking.

\*\*\*Enquire now\*\*\*

- Great Location
- Four Bedrooms
- Close Proximity to Central MK
- Townhouse
- Community Feel
- Solar Panels
- Gated Underground Parking
- 2 Balconies
- Chain Free

#### LOCATION: CAMPBELL PARK

Campbell Park is located within the centre of Milton Keynes and has beautiful walks and a cricket pitch. Milton Keynes Theatre and the Gallery lie close to your doorstep, as do all the amenities of the city centre, including the Xscape complex with its real snow ski slope and wide range of entertainment facilities. There are also a variety of restaurants around the Theatre District. Schools close to the area include Downs Barn First, Southwood Middle (Conniburrow), Stantonbury Campus, Shepherdswell First, Springfield Middle and Milton Keynes Academy.

#### Ground Floor

#### Entrance Hall

#### Bedroom 3

12'4" x 6'6"

#### FIRST FLOOR

#### Kitchen/Diner

13'6" x 6'6"

#### WC

5'1" x 3'6" plus 0'3" x 0'3"

#### SECOND FLOOR



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Living Room

13'9" x 11'7"

Bedroom 2

13'6" x 8'9"

THIRD FLOOR

Bedroom 1

13'6" x 8'9"

Bedroom 4

11'10" x 6'0"

Bathroom

8'8" x 7'2"

TENURE

Leasehold - 112 years remaining on the lease

Council tax band - E (£2,374 p/yr)

Service Charge Approx. £2566.14 Per Annum



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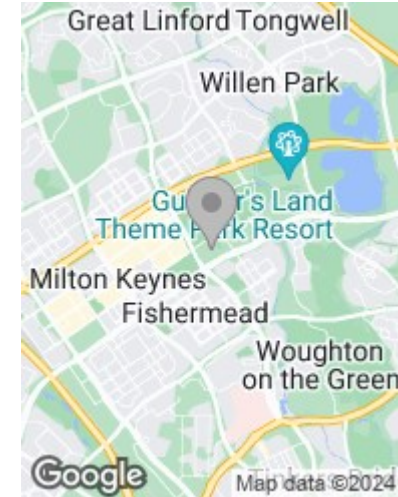
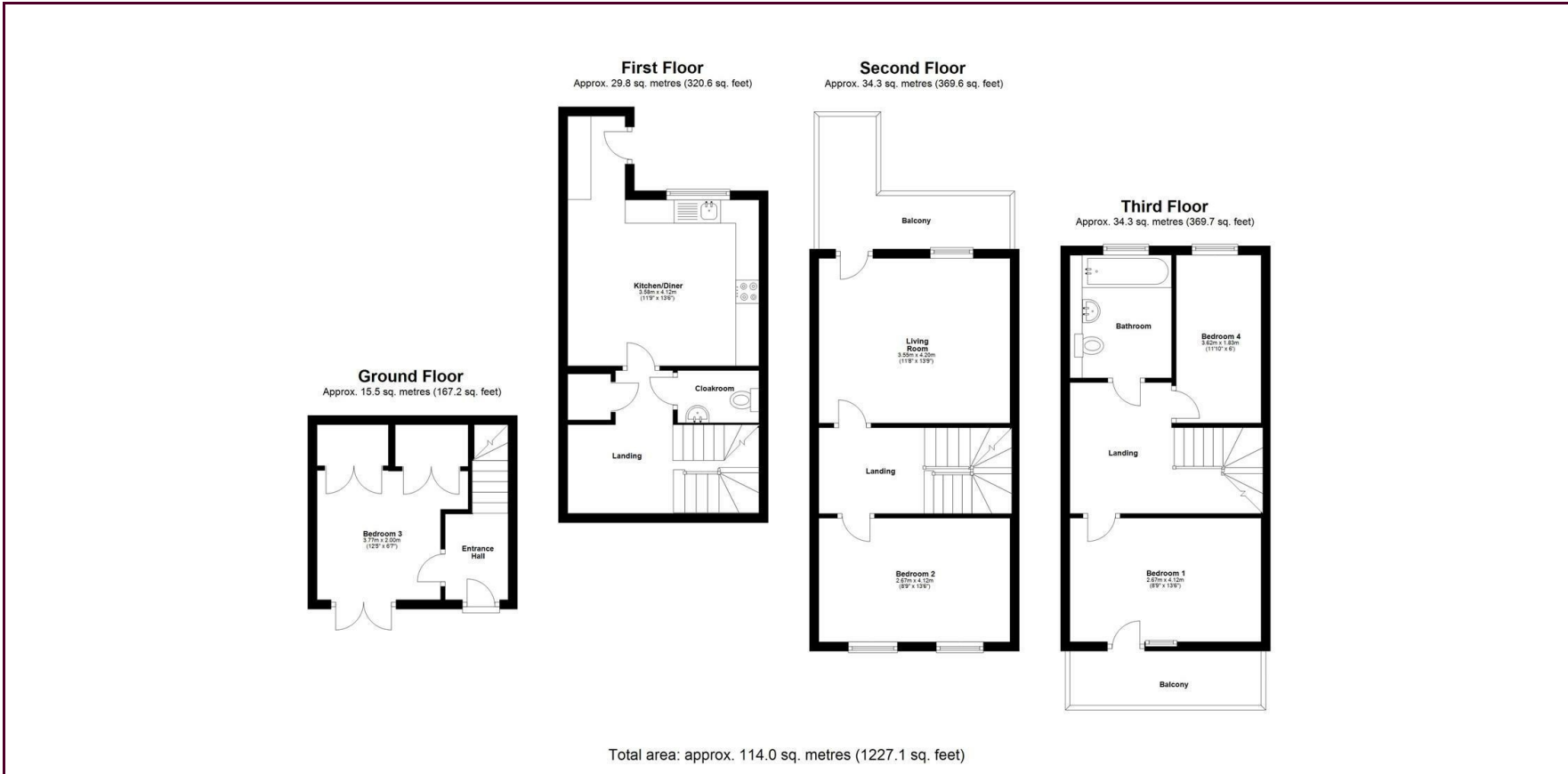


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

