



To arrange a viewing  
please call 01908 675747



This FOUR BED TOWNHOUSE is within WALKING DISTANCE of CENTRAL MILTON KEYNES RAIL STATION AND SHOPPING, offering TWO EN SUITE bathrooms, a BALCONY to the ENTIRE TOP FLOOR MASTER BEDROOM, TWO FURTHER DOUBLE BEDROOMS, ONE SINGLE BEDROOM, plus a VAULTED LIVING ROOM, SINGLE GARAGE and DRIVEWAY PARKING. In this HIGHLY DESIRABLE LOCATION, this HOME IS NOT TO BE MISSED.

In further detail, this property comprises of an entrance hall, WC and a garage to the ground floor. The first floor consists of a spacious kitchen/diner and living room space with oak flooring throughout. The second floor holds bedroom two with an en-suite, bedroom three, bedroom four and a family bathroom. Finally the third floor includes a master bedroom with an en-suite and a lovely balcony perfect for the summer.

Energy Efficiency Rating: C.

- Four Bed Townhouse
- Two En-Suite Bathrooms
- Close Proximity To CMK
- Top Floor Master Bedroom with Balcony
- Single Garage and Driveway Parking
- Downstairs Cloakroom

### LOCATION: CAMPBELL PARK

Campbell Park is located within the centre of Milton Keynes. The city centre is no more than a few minutes away. 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. Campbell Park has beautiful walks and a cricket pitch. Schools close to the area include Downs Barn First, Southwood Middle (Conniburrow), Stantonbury Campus, Shepherdswell First, Springfield Middle and Milton Keynes Academy.

### ENTRANCE HALL

Fitted carpet, stairs, door to:

### LIVING ROOM

13'0" x 14'7"

Radiator, wooden flooring, telephone point, TV point, wall light(s), patio door, door to:



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#### KITCHEN/DINER

19'7" x 6'7"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, washing machine, fridge and freezer, gas with gas oven, four ring gas hob with extractor hood over, window to front, radiator, door to:

#### DOWNSTAIRS CLOAKROOM

Two piece comprising, wash hand basin and inset with cupboard and mirror, two radiators.

#### LIVING ROOM

17'6" x 14'6"

Oak flooring, stairs.

#### BEDROOM TWO

10'6" x 14'6"

Window to front, Storage cupboard, radiator, oak flooring flooring, double door, door to:

#### EN SUITE

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure with folding screen and low-level WC, tiled splashbacks, radiator.

#### BEDROOM FOUR

10'8" x 7'2"

Window to rear, double wardrobe(s), radiator, oak flooring flooring, double door, door to:

#### BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

#### BEDROOM THREE

11'3" x 7'3"

Window to rear, radiator, oak flooring flooring, double door, door to:

#### MASTER BEDROOM

27'8" x 11'6"

Window to front, fitted with a range of wardrobes built-in double wardrobe(s) with sliding door and cupboards, two Storage cupboard, wardrobes, two radiators, oak flooring flooring, four double doors, patio door, door to:

#### EN SUITE

Three piece comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to front, radiator, door to:

#### BALCONY

8'1" x 15'8"

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## GARAGE

Integral concrete block double length garage connected to a carport with side door, power and light connected, Up and over door.

## TENURE

Leasehold

We have been advised that the service charge, ground rent and buildings insurance payable is £145 PCM (£1740 Per Annum) to Keyholder Lettings and Management

We have been advised that there are approx. 977 years remaining on the lease.

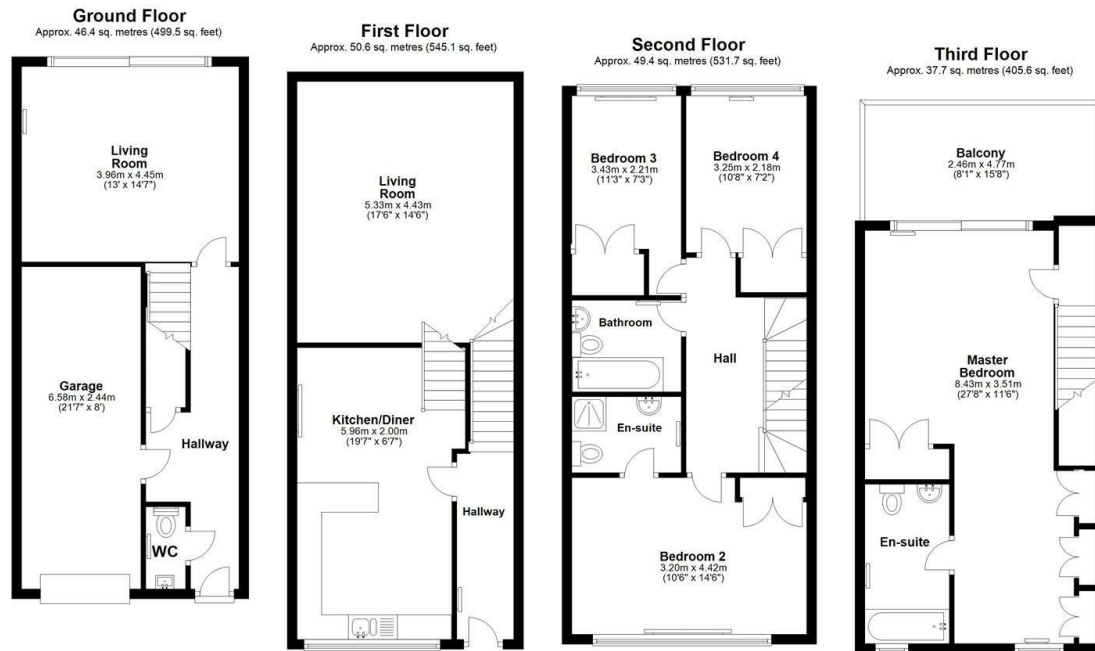


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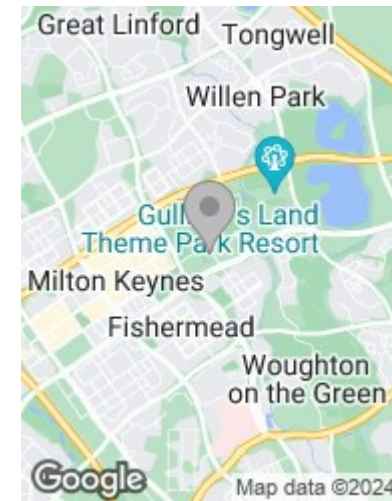
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Total area: approx. 184.1 sq. metres (1981.9 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(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

