

Property details approval form

Flat 21 Union Court, 2 Canal Street, Campbell Park, Milton Keynes, Buckinghamshire, MK9 4BP

Date: 08 April 2026

Property Ref and Version: MKN321194 - 0008

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Oct 2021.

○ Key Features

- > Energy Rating: C
- > TWO BEDROOM SHARED OWNERSHIP APARTMENT IN ONE OF MILTON KEYNES' MOST SOUGHT AFTER LOCATIONS
- > 50% SHARE WITH BPHA - MONTHLY RENT PAYABLE OF £705.87p PER MONTH
- > LIVING SPACE WITH BALCONY
- > UNDERGROUND PARKING
- > LANDSCAPED COMMUNAL GARDENS
- > NEARBY TO CAMPBELL WHARF MARINA & LOCAL AMENITIES
- > SHORT DISTANCE FROM CENTRAL MILTON KEYNES
- > CALL CONNELLS ESTATE AGENTS TODAY FOR FURTHER INFORMATION & TO ARRANGE YOUR VIEWING

○ Short Description

*** TOP FLOOR SHARED OWNERSHIP APARTMENT WITH BALCONY *** In the modern and sought after area of Campbell Wharf, this great apartment is nearby to the marina and local amenities on offer. 50 SHARE - MONTHLY RENT OF £705.87p.

○ Long Description

Connells Estate Agents are delighted to present to the market this two-bedroom top floor apartment in the popular and sought after modern development of Campbell Park. The property is offered for sale at a 50% share with monthly rent payable of £705.87p.

The block is accessed via a secure communal entrance, with stairs and a lift leading to the upper floors. The apartment itself offers an entrance hallway, utility cupboard, open plan lounge, diner and kitchen, a primary bedroom with an en-suite shower room, a second bedroom and a bathroom. There is also the benefit of a balcony off of the living room and access to fantastic landscaped communal gardens. Parking is provided in a secure underground car park.

Please see the full range of images as well as the floorplan providing an indicative view of room layouts and measurements. For further information and to arrange your viewing contact Connells Estate Agents today on 01908 674141 or email Milton Keynes@connells.co.uk.

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○ Directions

○ Agents Note

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○ Room Description

Agents Note

Please note this property is currently owned as a shared ownership and can be purchased as such or for the full market value - the staircase will happen alongside the purchase.

If you wish to purchase outright the price would be £300,000.

Contact the Connells Central Milton Keynes office to discuss this or for any further information.

The Area

Campbell Wharf is one of the most renowned modern developments in Milton Keynes and is built by Crest Nicholson. The site is still under construction, being built alongside the Grand Union Canal and a newly created marina. There is a range of local amenities that are on offer on the development, including the pub/eatery The Warbler on the Wharf, a barber shop, coffee shop and a shop.

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.

Communal Entrance

Accessed via a secure communal entrance, with stairs and a lift leading to the upper floors.

Open Plan Living / Kitchen

A beautifully presented open plan living space, thoughtfully designed to offer both comfort and functionality. The modern kitchen is fitted with a comprehensive range of wall and base units, complemented by generous wooden worktops that provide ample preparation space. Ceiling spotlights enhance the contemporary feel, while the layout easily accommodated a dining table, creating an ideal setting for both everyday use and entertaining. The living area is well proportioned, offering a bright and spacious environment, with patio doors opening onto a private balcony.

Balcony

From here, you can enjoy pleasant views across the surrounding area and well-maintained communal grounds.

Bedroom 1

A spacious and well-appointed principal bedroom featuring a large window to the rear aspect, allowing for plenty of natural light. The room is laid with carpet flooring, creating a warm and comfortable atmosphere, and offers ample space for wardrobes and additional storage furniture.

En-Suite Shower Room

A modern and practical bathroom suite comprising a tiled shower enclosure, low level WC, and wash hand basin. The space benefits from a heated towel rail and is finished in a bright, clean style, offering both comfort and convenience for everyday use.

Bedroom 2

A generously sized second bedroom, also benefiting from a large rear facing window that fills the room with natural light. Finished with carpet flooring, this versatile space is ideal as a guest bedroom, home office, or additional bedroom, with plenty of room for storage solutions.

Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)

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Communal Gardens

The property further benefits from well maintained communal gardens, providing a pleasant outdoor space for residents to enjoy. The grounds are neatly kept, offering a mix of lawned areas and seating spots, ideal for relaxing during the warmer months. With a peaceful setting, the gardens enhance the overall appeal of the development and provide an attractive outlook from the property.

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○ Property Images

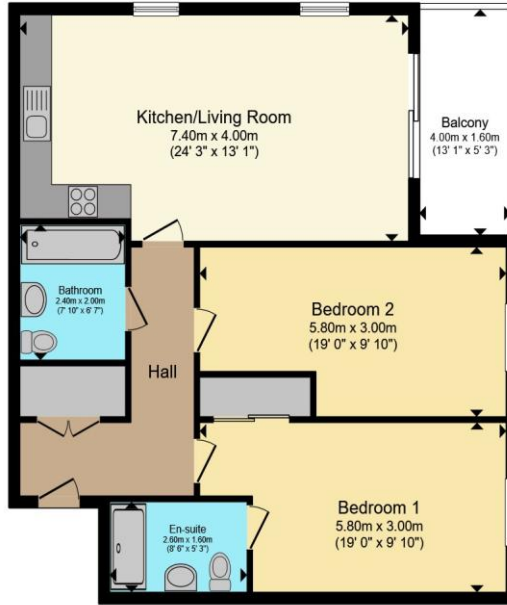
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○ Floor Plan



Floor Plan

Total floor area 83.4 m² (897 sq.ft.) approx

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.propertybox.io

Connells

○ Approval

Signature

Date

	Signature	Date
Naresh Nahar		
Mr S.T.A. Kully		