



**Connells**

Lawers Court Columbia Place  
Campbell Park MILTON KEYNES



### Property Description

Situated in the highly sought after area of Campbell park, Milton Keynes, this beautifully presented one bedroom apartment offers modern living in a prime central location.

The property is bright and stylish throughout with a contemporary finish that makes it ideal for first time buyers or investors. The open plan living space forms the heart of the home, seamlessly connecting the lounge and kitchen to create a sociable and functional layout.

The apartment further benefits from a generous double bedroom and a well appointed bathroom, finished with modern tiling. Externally, the property offers the rare advantage of both a private balcony and a yard space, along with allocated parking.

A superb opportunity to acquire a modern, move in ready home in one of Milton Keynes most desirable locations.

For further information and to arrange your viewing please call Connells Estate Agents on 01908 674141 or email [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk).

### The Area

Campbell Park offers excellent access into Milton Keynes town centre and all of its amenities - including Centre:MK, the theatre district, Xscape building and mainline railway station with regular and direct links into London Euston, with journey times of approximately 35 minutes.

Campbell Park has its own local centre containing a range of amenities. There is also plenty of parkland, lakes and recreational areas all within walking distance. The new Campbell Wharf development is a short walk away which has a range of amenities and a pub/restaurant, as well as pleasant walks alongside the Grand Union Canal. Willen Lake and its pleasant surroundings are also within walking distance.

Milton Keynes is also great for road links. Junction 13 and 14 of the M1 are within a 15 minute drive of Campbell Park, whilst other main trunk roads such as the A421, A422, A5 and A509 are nearby. Milton Keynes also has excellent bus routes and there are miles of redways for cyclists.



## Entrance Hall

A bright and welcoming entrance hall featuring wood laminate flooring, providing a modern and clean first impression with access to all accommodation.

## Kitchen / Lounge Area

15' 6" x 13' 11" ( 4.72m x 4.24m )

A stylish open plan living space, thoughtfully designed to combine both lounge and kitchen areas. The room is filled with natural light, creating a bright and airy feel, with ample space for both relaxing and dining. This space also has the added benefit of direct access onto the balcony. The kitchen is fitted with a range of modern wall and base units, complemented by worktop space and a clean, modern finish, making it both practical and visually appealing.

## Bedroom

11' 10" x 10' 6" ( 3.61m x 3.20m )

A well proportioned double bedroom, beautifully presented and offering a calm and comfortable space, with plenty of room for wardrobes and additional furniture.

## Balcony

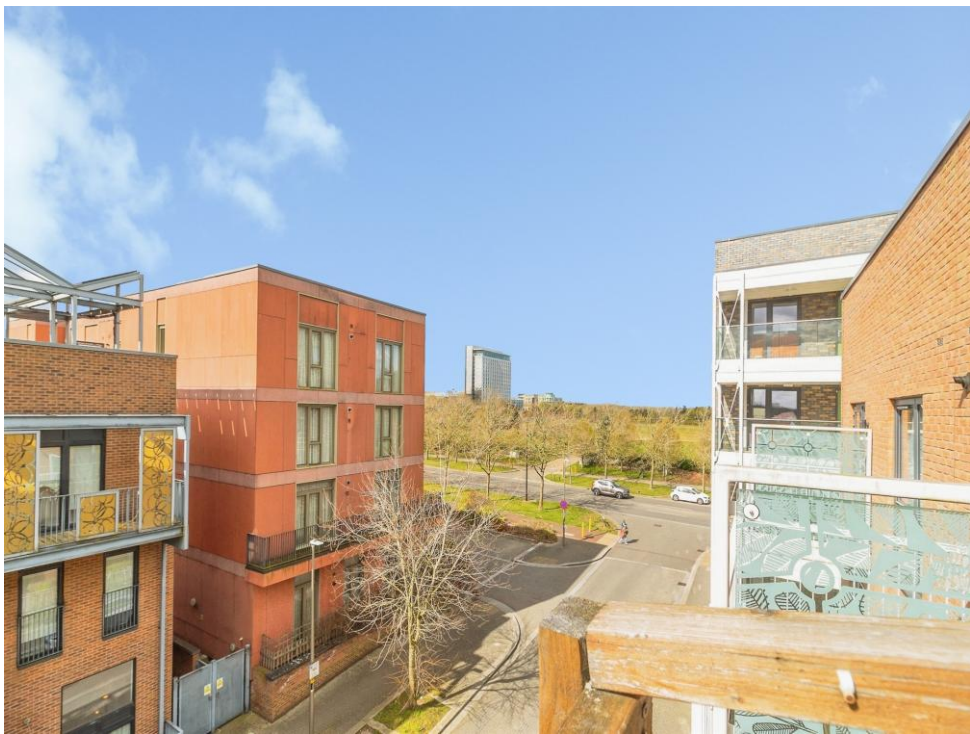
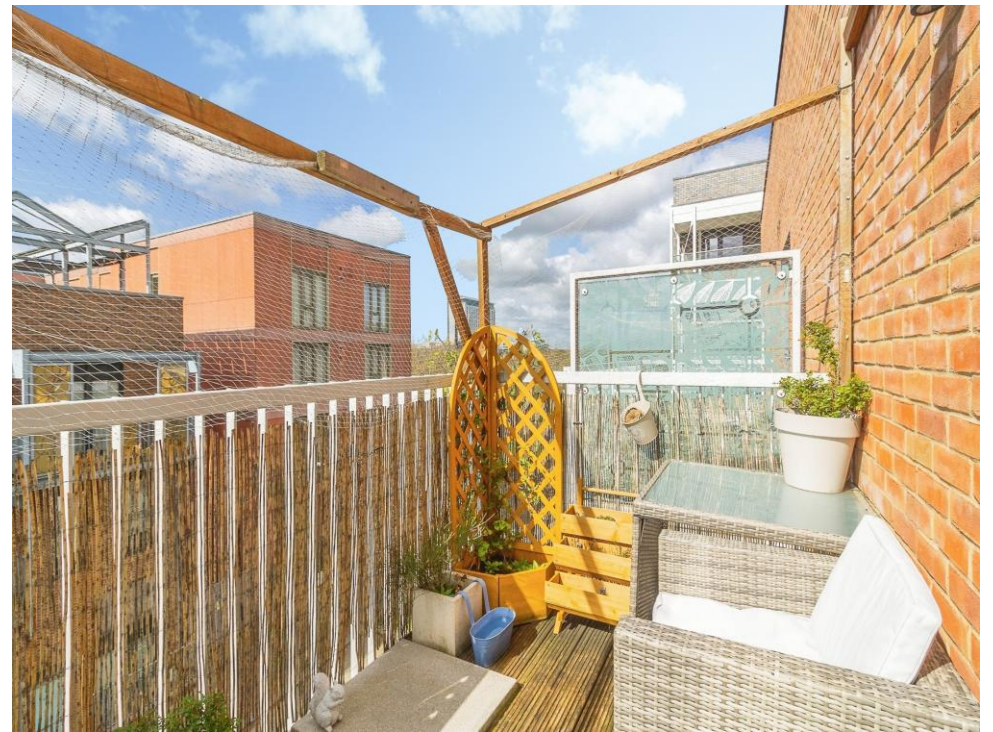
11' 10" x 10' 2" ( 3.61m x 3.10m )

A private balcony providing an ideal outdoor space for seating and enjoying the surroundings.

## Bathroom

A modern tiled bathroom, comprising a bath with shower over, wash hand basin, and WC. Designed with both style and functionality in mind.









Total floor area 50.7 m<sup>2</sup> (546 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
 MILTON KEYNES MK9 2AD

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 3072.63

Ground Rent:  
 330.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN321228](http://connells.co.uk/Property/MKN321228)**

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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