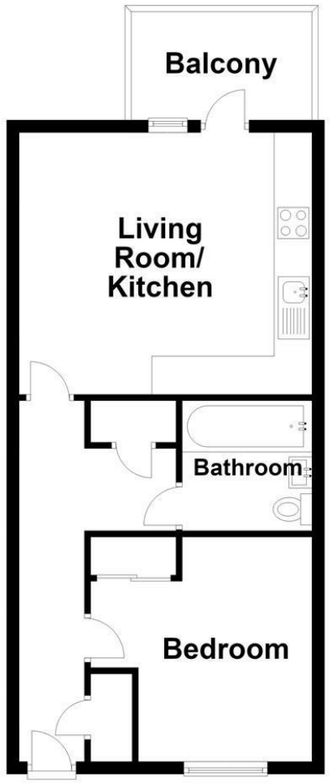
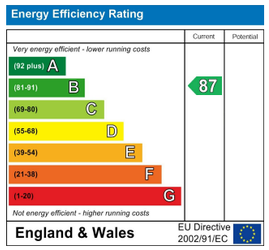
Auction House
NORTHANTS
BEDS & BUCKS

Third Floor



For illustration purposes only - not to scale

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http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

Auction House
NORTHANTS
BEDS & BUCKS

Flat 19, Lattice Court 2 Leonora Walk, Campbell Park, Milton Keynes, MK9 4BA



For Auction, Guide £90,000+

** FOR SALE BY ONLINE AUCTION TUESDAY 12th JANUARY ** GUIDE PRICE £90,000+ ** BIDDING OPENS FROM MONDAY 11th JANUARY FROM 1:00 PM ** VIEWINGS BY APPOINTMENT ** 25/11/26 12:30 pm to 1:00 pm ** & 28/11/26 2.00 pm to 2.30 pm **

This stunning one-bedroom 3rd floor modern apartment presents a compelling investment opportunity in Central Milton Keynes in the sought after Columbia Park Development, with an estimated market rent of £900–£1,000 PCM. Offering over 500 sq. ft. of accommodation, the property features a luxury open-plan kitchen and living area, a glass-fronted balcony, a modern bathroom, a spacious double bedroom and a large entrance hallway. Further benefits include approximately 105 years remaining on the lease, double glazing, gas central heating, video entry system, communal lifts, a residents' square and a residents' basement car park. Presented in excellent decorative order, this property is ready to move into and would make an ideal purchase for either an owner-occupier or an investor.

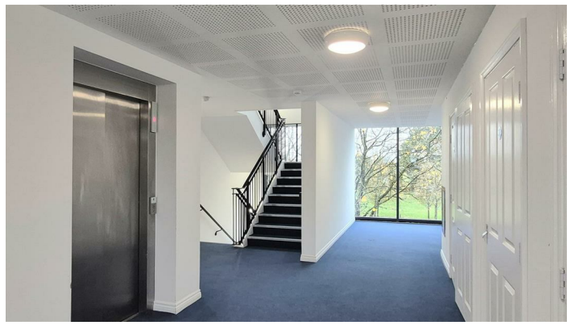
TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhousenorthantsbedsandbucks

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Flat 19, Lattice Court 2 Leonora Walk, Campbell Park, Milton Keynes, MK9 4BA

ACCOMODATION

COMMUNAL ENTRANCE
With videophone entry, stairs and lifts to all floors, access to car park.



ENTRANCE HALL
19'0 x 3'6
Videophone receiver, radiator, two storage cupboards, door to



OPEN OPEN PLAN KITCHEN/LIVING AREA
15'5 x 13'9
Kitchen Area: With a wide range of modern fitted units, integrated oven, hob, filter hood, dishwasher, washing machine, fridge freezer, combination gas boiler.

Lounge Area: Two radiators, wood effect flooring, door to:



BALCONY
9'6 x 6'0
Glass fronted balcony

BEDROOM
11'8 x 9'2
Double glazed window, radiator, fitted wardrobe



BATHROOM
6'10 x 6'10
Fully tiled walls, bath with shower mixer and shower screen, WC, sink unit, extractor fan and heated towel rail.



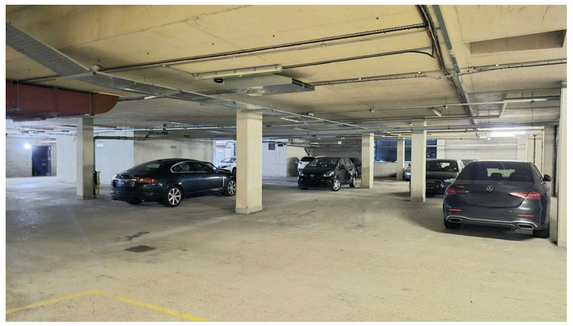
OUTSIDE



COMMUNAL SQUARE
For residents use with mature flowerbeds



PARKING
Residents basement car park. Please review the legal pack and lease to verify parking rights.



LEASE DETAILS
125 Year lease with 105 years remaining. The seller informs us the property is subject to a ground rent of £265 and service charge of £2100 PA. Please review and refer to the legal pack for clarification as we await documents to verify these figures are accurate.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band B, Milton Keynes

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE
From the M1, take Junction 14 and follow the A509 towards Central Milton Keynes. Continue straight ahead through the roundabouts, following signs for Central Milton Keynes. At the North Witan roundabout, continue towards the city centre, then follow signs for Campbell Park and Avebury Boulevard. Continue along Avebury Boulevard towards Columbia Place, turn into Columbia Place

DOISA/1611SA0527