



**Columbia Place, Campbell Park, Milton Keynes, MK9**  
Milton Keynes

Guide Price  
**£170,000**

Bedrooms: | Bathrooms: | Receptions:  
2 | 1 | 1

Council Tax Band: C

Tenure: Leasehold

Property Type: Apartment

- First floor apartment
- Located in the popular Campbell Park area of Milton Keynes
- Guide price £170,000 to £180,000
- South facing Living Room
- Finished to a modern standard throughout
- Ideal for first time buyers and buy to let investors
- Abundance of parking for residents and visitors
- Approximately 10 minute drive to Central Milton Keynes Train Station with direct links to London Euston
- Walking distance to local shops, Xscape and Central Milton Keynes Shopping Centre
- EG1332



EG1332

GUIDE PRICE: £170,000 to £180,000

Located in the highly sought after area of Campbell Park, this well presented first floor apartment offers modern living in one of the most convenient and desirable parts of Central Milton Keynes.

Finished to a modern standard throughout, the property is perfectly suited to a first time buyer or a landlord looking for a strong buy to let investment in Milton Keynes.

The accommodation comprises a welcoming entrance hall, a bright and spacious living room, a modern fitted kitchen, two well proportioned bedrooms and a contemporary bathroom. The layout is practical and well designed, providing comfortable living space with excellent natural light throughout.

Externally, the development benefits from an abundance of parking for both residents and visitors, which is a rare advantage for an apartment so close to Central Milton Keynes.

The location is a key selling point. Central Milton Keynes Train Station is approximately a 10 minute drive away and offers direct rail links into London Euston. A local Budgens convenience store is around a 4 minute walk, Xscape leisure complex is approximately a 9 minute walk, and Central Milton Keynes Shopping Centre can be reached in around a 12 minute walk. Campbell Park itself provides green open spaces and scenic walking routes while remaining within easy reach of the city centre.

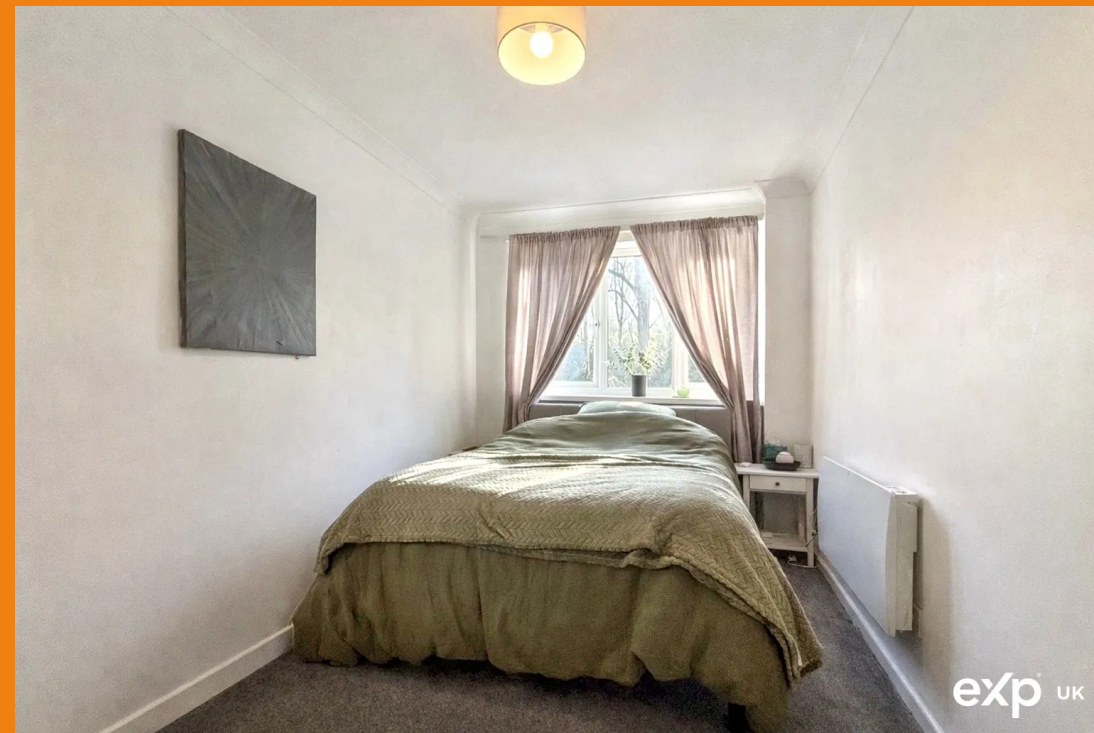
This is an excellent opportunity to purchase a modern apartment in Campbell Park, Milton Keynes, ideal for owner occupiers and investors alike.

Early viewing is strongly recommended.

#### Photo Disclaimer

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

Early viewing is highly recommended to fully appreciate the space, character, and location on offer.

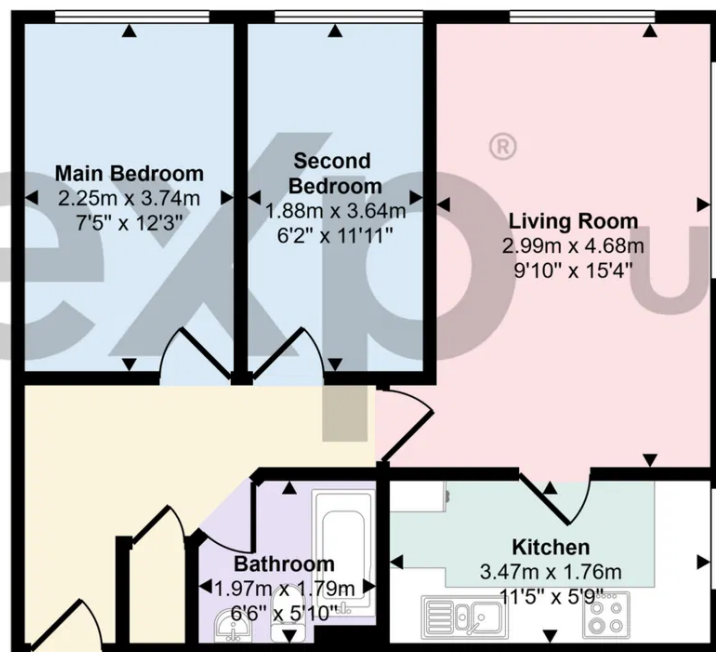


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Approx Gross Internal Area  
49 sq m / 531 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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