



**Connells**

Hope Court Henrietta Way  
Campbell Park Milton Keynes



## Property Description

Connells Estate Agents are delighted to present to the market this two bedroom upper floor apartment in the ever popular and sought after area of Campbell Park. In our opinion, this property is well presented throughout and should be viewed to be fully appreciated.

The accommodation communal entrance via video intercom system, entrance hall, open plan lounge/dining/kitchen, master bedroom with an en-suite, bedroom two, spacious bathroom and a handy utility cupboard. There is also the benefit of a balcony, allocated parking space.

This property would make an excellent first time purchase, and it is also a popular area for investment buyers.

For further information and to arrange your viewing please call Connells today 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

Door to the side.

## Lounge/kitchen

21' x 14' 5" max ( 6.40m x 4.39m max )

Open plan - double glazed patio doors to the front, which leads to the balcony, tv and telephone points.

## Kitchen

Double glazed windows to side and rear, fitted kitchen with eye base units, worksurfaces, built in gas hob, and electric oven with a cooker hood over, sink drainer, built in microwave and coffee machine, built in fridge/freezer, washing machine, and dishwasher. Breakfast Bar.



## Bedroom1

Double glazed window to the front, wall mounted radiator. TV and telephone points.

## En Suite

Shower cubicle, w/c, wash hand basin, heated towel radiator, extractor fan, fully tiled, shaving point.

## Bedroom 2

11' x 10' 1" ( 3.35m x 3.07m )

Double glazed window to the front, wall mounted radiator.

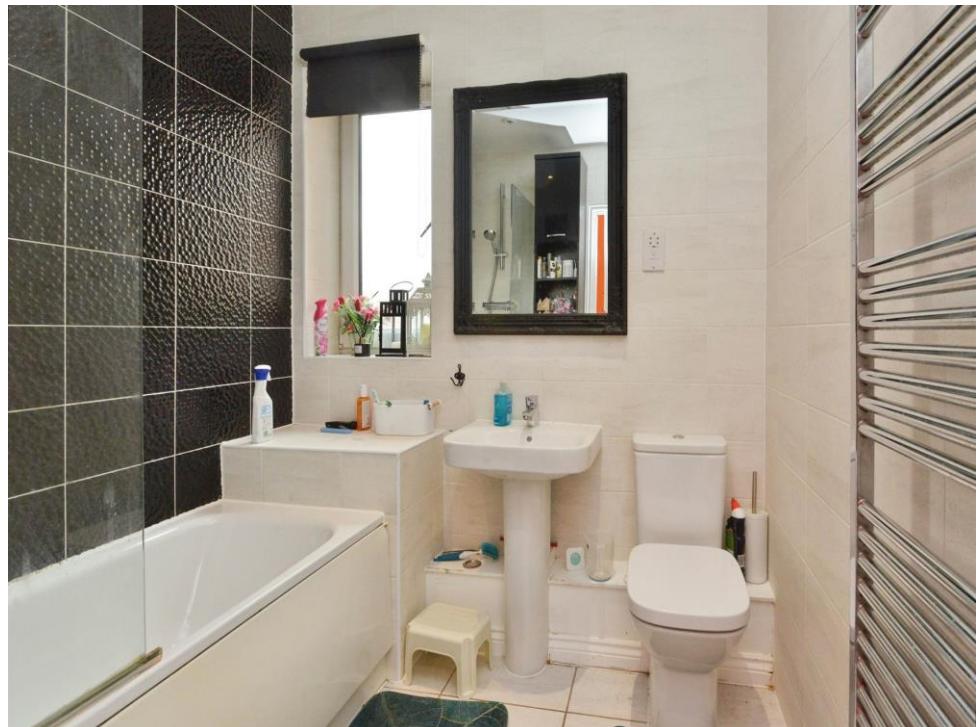
## Bathroom

Double glazed window to the rear, bath with mixer taps and shower over, w/c, wash hand basin, fully tiled, extractor fan, shaving point, heated towel radiator.



## Parking

Allocated parking space.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
1900.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/MKN320228](http://www.connells.co.uk/Property/MKN320228)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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