



To arrange a viewing
please call 01908 675747

***** EXTENDED LEASE + OFFERED CHAIN FREE *****

Located within close proximity to CMK and with ideal amenities, this TOP FLOOR APARTMENT suits as the perfect buy to let or first time buyers home. Boasting TWO BEDROOMS, a LARGE LIVING ROOM, SEPARATE KITCHEN, plus a FAMILY BATHROOM and OFF ROAD PARKING.

In further detail, this top floor apartment briefly comprises of an entrance hall, two double bedrooms, large lounge, separate kitchen and a bathroom with shower. To the outside is residents parking and a secure entrance. All within a short walk of Central Milton Keynes shopping centre & leisure facilities.

- A Perfect Investment
- Top Floor Apartment
- Tenant in Situ
- Two Double Bedrooms
- Extended Lease
- Off-Road Parking

LOCATION : CAMPBELL PARK

Campbell Park is located within the centre of Milton Keynes. The city centre is no more than a few minutes away. Milton Keynes Theatre and the Gallery lie close to your doorstep, as do all the amenities of the city centre, including the Xscape complex with its real snow ski slope and wide range of entertainment facilities. There are also a variety of restaurants around the Theatre District. Campbell Park has beautiful walks and a cricket pitch. Schools close to the area include Shepherdswell First, Springfield Middle as well as Downs Barn First, Southwood Middle (Conniburrow), Milton Keynes Academy and Milton Keynes College not too far away.

THE PROPERTY :

LIVING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

FAMILY BATHROOM

TENURE: LEASEHOLD

We have been advised that there are 136 years remaining on the lease.

We have been advised that the monthly service charge is £173.40 via Warwick Estates

We have been advised that the ground rent is £126.95 payable every 6 months

Notice:

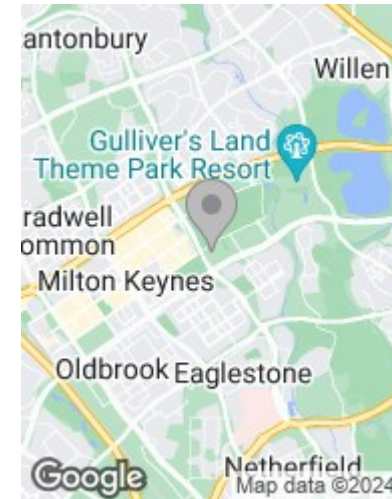
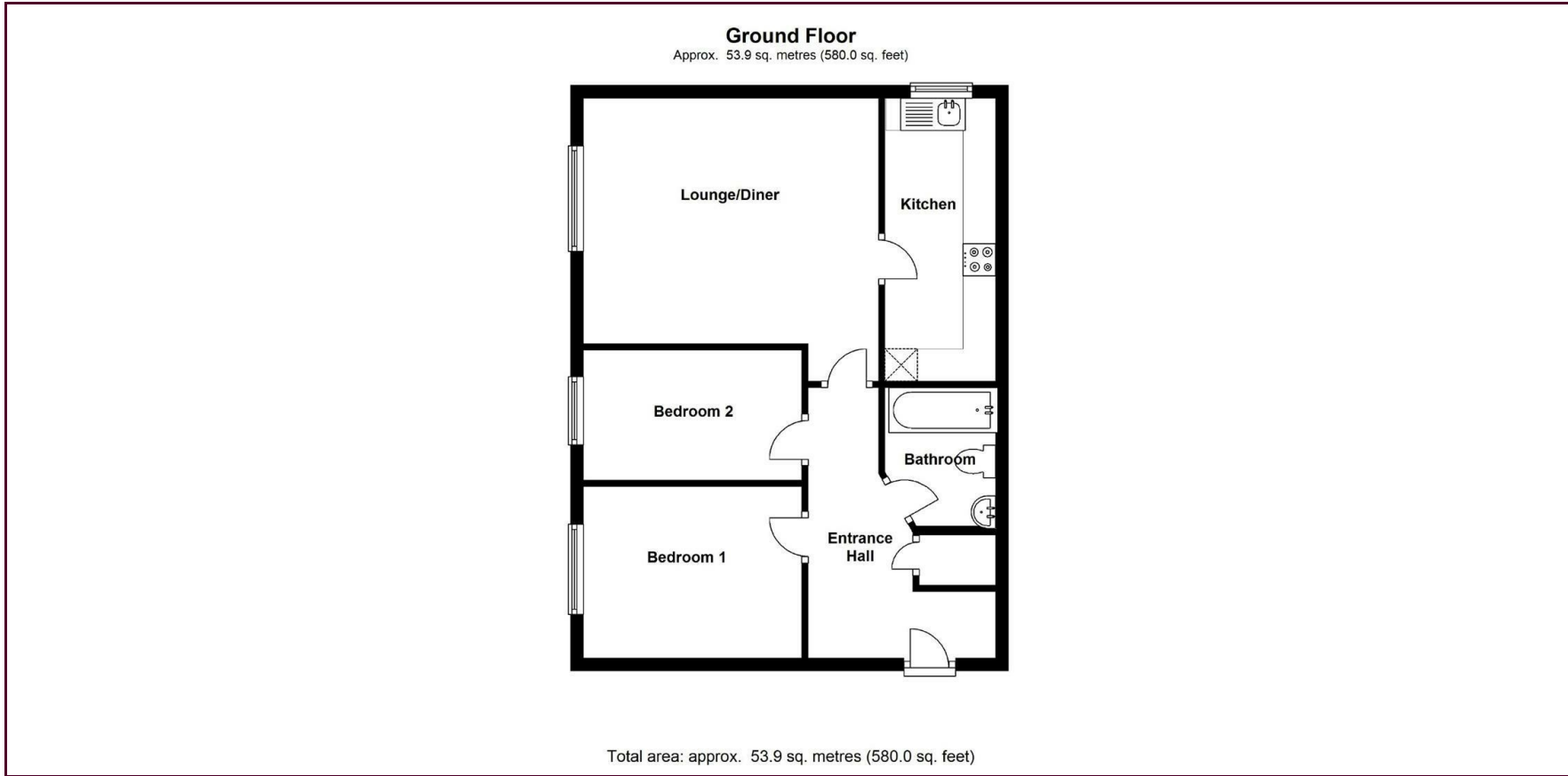
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

