

Canal Street, Milton Keynes, MK9 4BQ

CARTERS residential

Flat 33
Union Court Canal Street
Campbell Park
Milton Keynes
MK9 4BQ

£285,000

A fabulous and spacious 2 bedroom apartment on an exclusive canal side development.



The property is located on the third floor with stairs and lift access, and has spacious accommodation comprising a open large plan living/ dining/ kitchen space, 2 double bedrooms – one with an ensuite shower room - main bathroom, and a storage cupboard. External areas include a private external balcony, underground parking space, and the development has attractive communal gardens.

A great location, just a few steps from green space of Campbell Park, the Grand Union Canal with the canal side pub and café on the doorstep, and a comfortable walk through Campbell Park to CMK shopping Centre, beyond which is the railway station and also Willen Lake..

- Fabulous 2 Bedroom Apartment
- Open Plan Living Space
- 2 Double Bedrooms
- 2 Bath/ Shower Rooms
- Private Balcony & Underground Parking
- Canal-side Development
- Close to CMK, Campbell Park & Willen Lake

















Communal Areas

The property has neat and tidy communal areas, hallways, and corridors. Flat 33 can be found on the third floor with access by both stairs and a lift. The apartment is located just opposite the lift.

Living Accommodation

The private hallway has doors to all rooms and an airing cupboard housing a hot water cylinder, the air circulation system and space/ plumbing for a washing machine and tumble dryer.

A large open plan living space is a light and airy room with windows to the side and glazing spanning one wall with sliding patio doors opening to a private balcony. The room has plenty of space for living room furniture, a dining table and the kitchen area has a range of units to floor and wall levels with worktops, a sink unit with 1 1/2 bowls, and integrated electric hob, extractor hood, oven and fridge/freezer.

Bedrooms & Bathrooms

Bedroom 1 is a double bedroom with views to the front, a fitted wardrobe and an ensuite shower room with a suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom 2 is a double bedroom with views to the front.

The bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over and a glass screen.

Cost/ Charges/ Property Information

Monthly Service Charge: £273.88
Remaining Lease Term: 120 years
Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

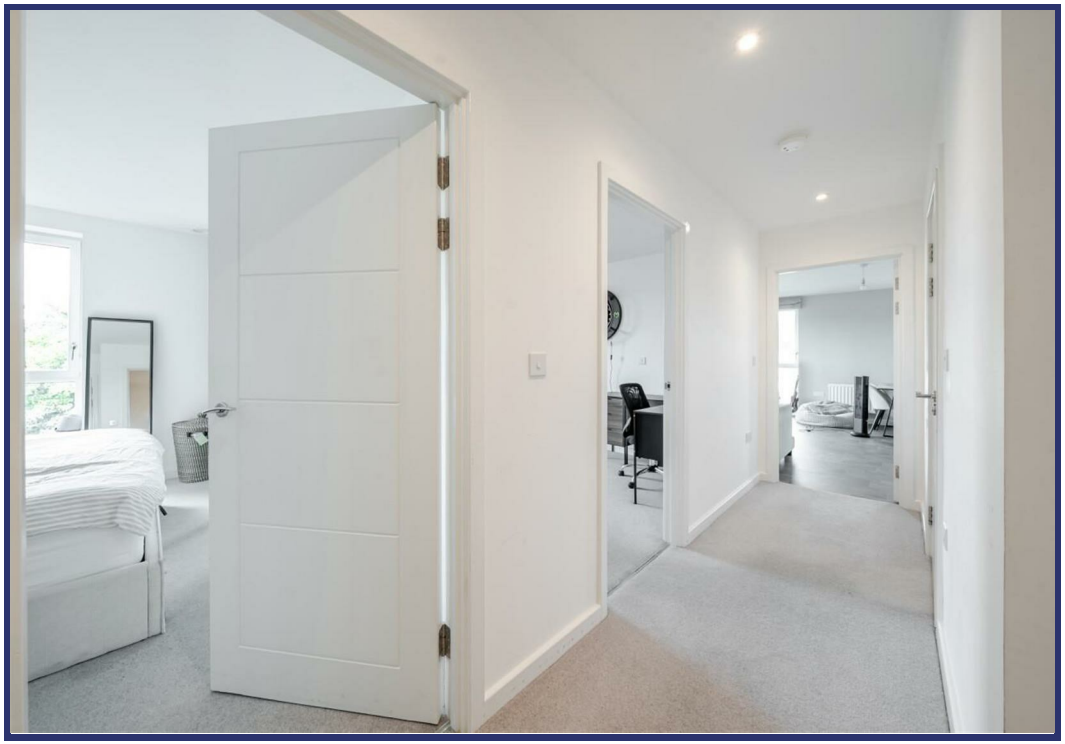
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

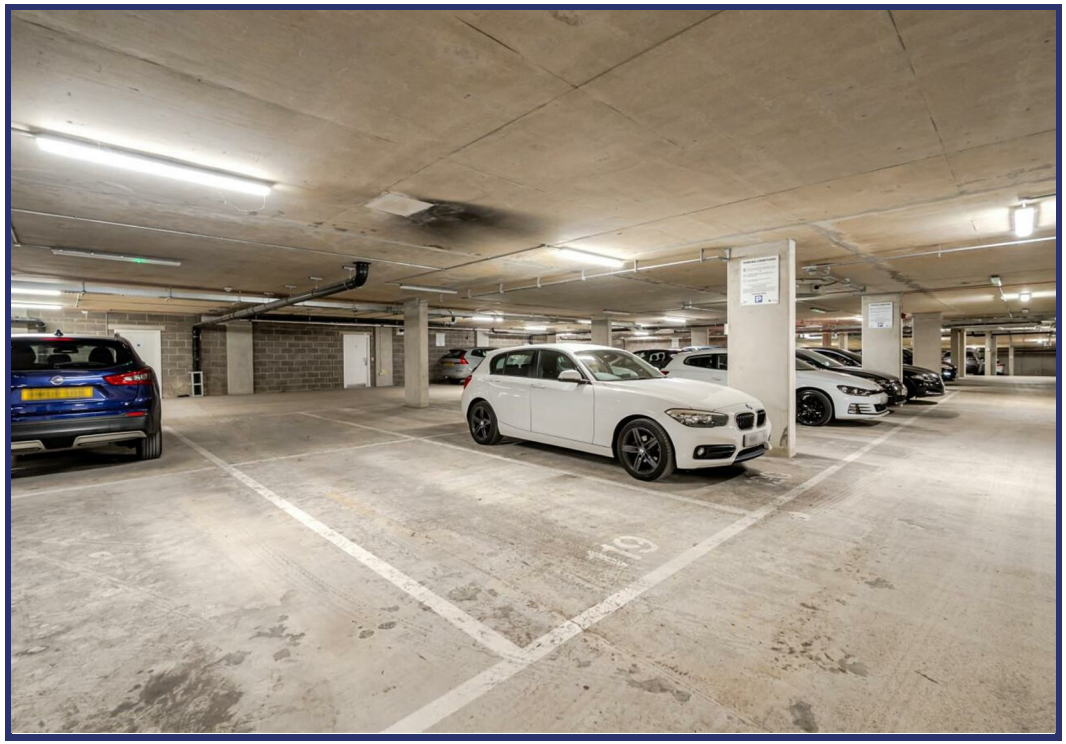
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



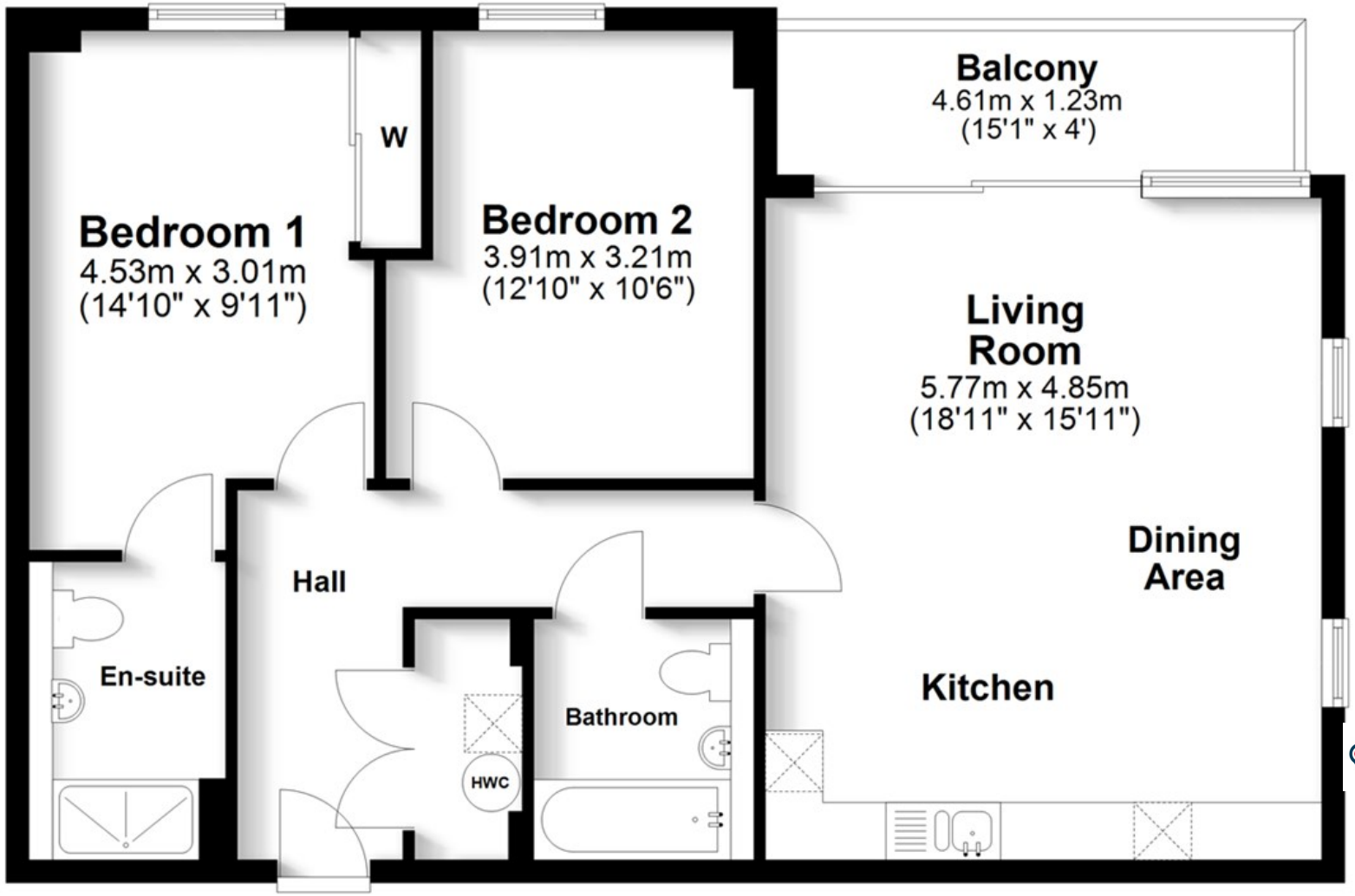




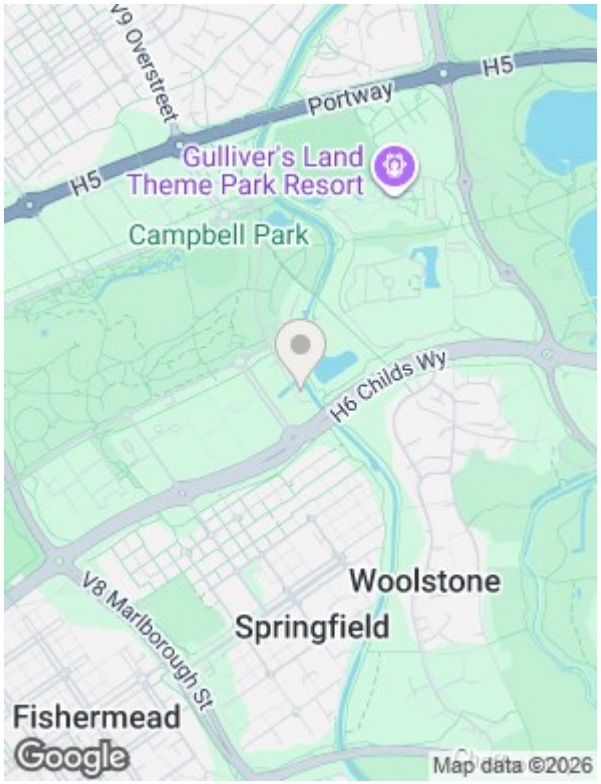


Third Floor (Lift Access)

Approx. 77.5 sq. metres (834.5 sq. feet)
(excluding Balcony)



Total area: approx. 77.5 sq. metres (834.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

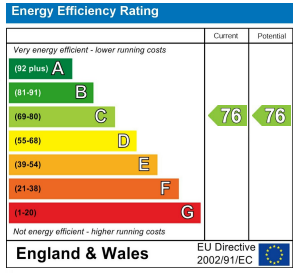
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