



6 Enterprise Lane, Campbell Park, Milton Keynes,
Buckinghamshire, MK9 4AP

£475,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Mason's Residential are delighted to offer this immaculate four-bedroom mid-terrace town house with parking for two cars a garage and situated on a private development, with a fully re-fitted kitchen located. The home is in the desirable location that is Campbell Park.

The property is situated in Central Milton Keynes with a vast array of shops, amenities and restaurants close by, with the Grand Union Canal within walking distance. This apartment is situated close to the Central Milton Keynes Train station providing good connections to London and Birmingham with easy access to the M1 and A5.

The home has been fully re-furbished to a high standard and on the first floor there is a mezzanine where the kitchen/diner is situated. The kitchen has been upgraded to a high specification with integrated goods which include an induction hob with an electronic extractor fan, and a seating area or snug space offering more social options. The floor to ceiling windows offer lots of natural light to flood the home.

The ground floor provides a living room flooded with light with doors to the garden, a hallway which leads to the front of the home, and a garage for storage or the potential to be a study or bedroom. The ground floor also offers a downstairs cloakroom off the hall.

Off the second-floor landing there are three double bedrooms. Bedroom two has had a fully refurbished en-suite fitted and there is the family bathroom serving the two other bedrooms fully refitted to a high standard.

Off the third floor landing you will find the master bedroom served with dressing area and fully refitted shower room, with a terraced balcony off the master suite with views towards Willen Lake.

Outside you will find an enclosed rear garden with gated access, single garage with an allocated parking space. There is further parking on an off-road driveway.

Lease- 972 Years

Service Charge PM- £127

Council Tax Band- F

FEATURES

- FOUR BEDROOMS
- REFITTED KITCHEN
- REFITTED EN-SUITE

- WALKING DISTANCE TO SHOPS
- SINGLE GARAGE
- NO CHAIN



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

12' 6" x 14' 9" (3.81m x 4.50m)

SINGLE GARAGE

7' 9" x 22' 1" (2.36m x 6.73m)

FIRST FLOOR

KITCHEN

10' 3" x 12' 0" (3.12m x 3.66m)

DINING ROOM

8' 1" x 10' 3" (2.46m x 3.12m)

SECOND FLOOR

BEDROOM TWO

11' 6" x 14' 9" (3.51m x 4.50m)

EN SUITE

5' 8" x 5' 0" (1.73m x 1.52m)

BEDROOM THREE

7' 3" x 13' 9" (2.21m x 4.19m)

BEDROOM FOUR

7' 3" x 10' 6" (2.21m x 3.20m)

FAMILY BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m)

THIRD FLOOR

BEDROOM ONE

11' 6" x 14' 3" (3.51m x 4.34m)

DRESSING ROOM

8' 6" x 11' 6" (2.59m x 3.51m)

EN SUITE TO MAIN BEDROOM

5' 7" x 10' 4" (1.70m x 3.15m)

TERRACE OFF BEDROOM ONE

FRONT AND REAR GARDENS

PLEASE NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



MATERIAL INFORMATION

Council Tax: Band F

Council Tax: Rate £270.00

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (73)

Annual Service Charge: £1,526.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

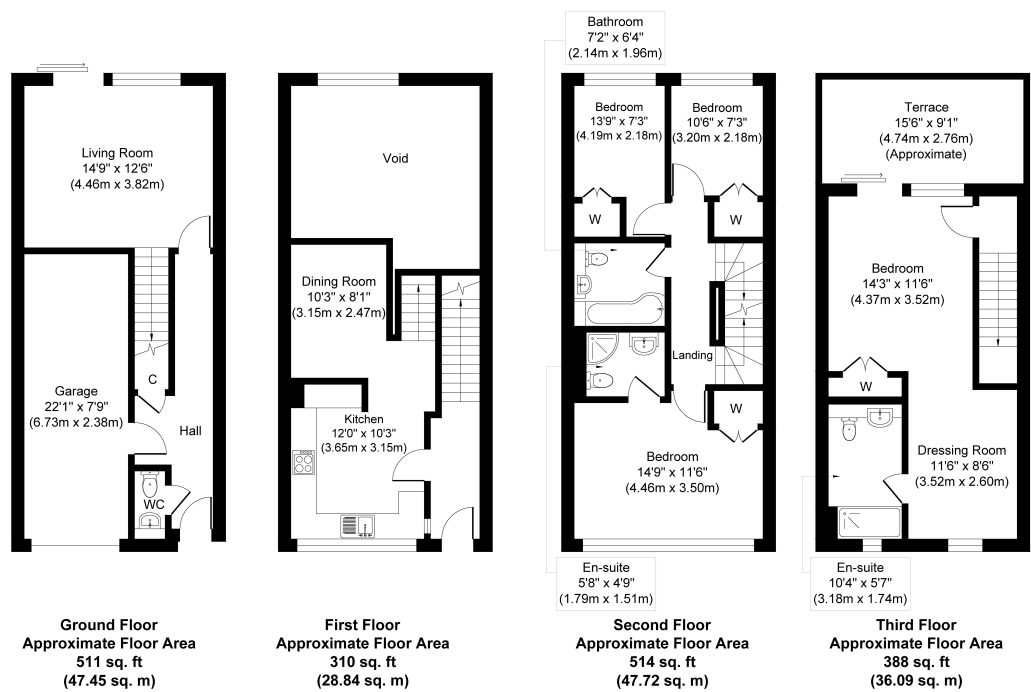
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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