

THOMAS CONNOLLY

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CANAL HOUSE, FLAT 5, 3, CANAL STREET, CAMPBELL PARK, MILTON KEYNES, MK9 4BJ

For Sale | Leasehold | £360,000



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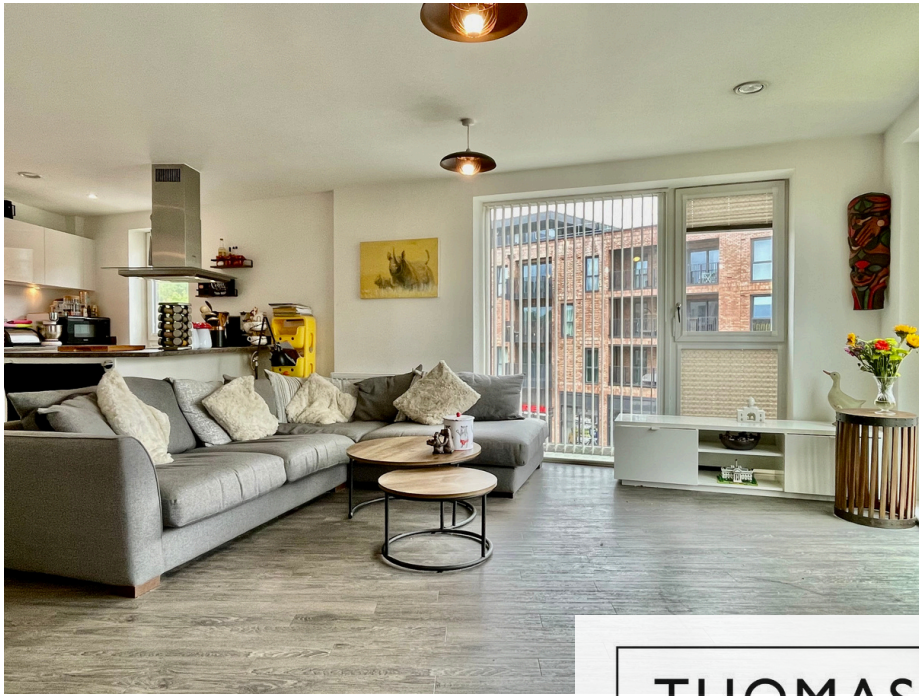
Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

Accommodation comprises: a spacious entrance hall with built-in storage cupboard, a contemporary family bathroom, and two generous bedrooms – bedroom one benefiting from built-in wardrobes and a modern en-suite shower room. The heart of the home is a bright and airy open-plan kitchen / living / dining room, featuring balcony access with beautiful canal-side views, perfect for entertaining or relaxing. The kitchen is finished to a high standard with integrated appliances and sleek units.

Further benefits include: double glazing, gas central heating, allocated parking for one vehicle, and access to beautifully maintained communal gardens.



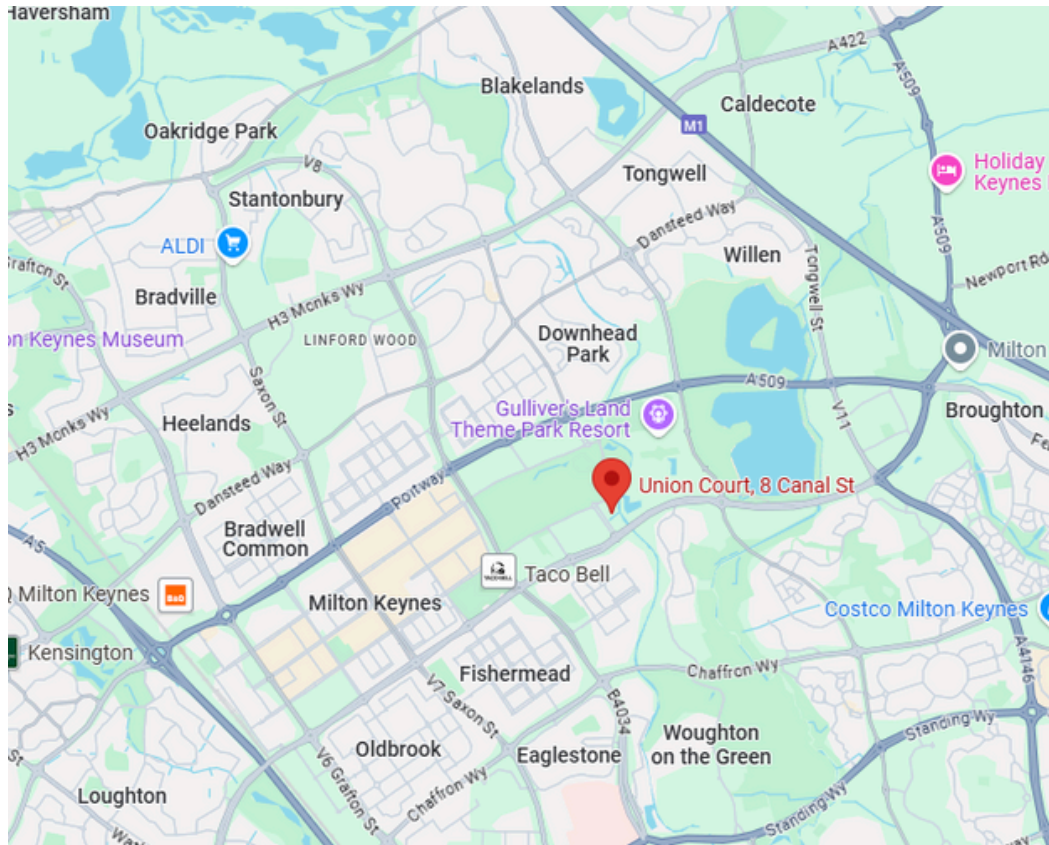


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Canal House, Flat 5, 3, Canal Street, Campbell Park, Milton Keynes, MK9 4BJ



Location

Campbell Wharf is a vibrant and contemporary canal-side development located in the heart of Milton Keynes. Perfectly positioned between the tranquillity of the Grand Union Canal and the convenience of the city centre, it offers a unique lifestyle blend of waterside living and urban connectivity. Residents benefit from easy access to The Hub, Centre:MK, and Milton Keynes Central Station, all within walking distance, as well as a growing selection of cafés, restaurants, and local amenities right on the doorstep. With beautiful open green spaces, scenic walking and cycling routes, and excellent transport links, Campbell Wharf is one of the most desirable and well-connected locations in Milton Keynes.



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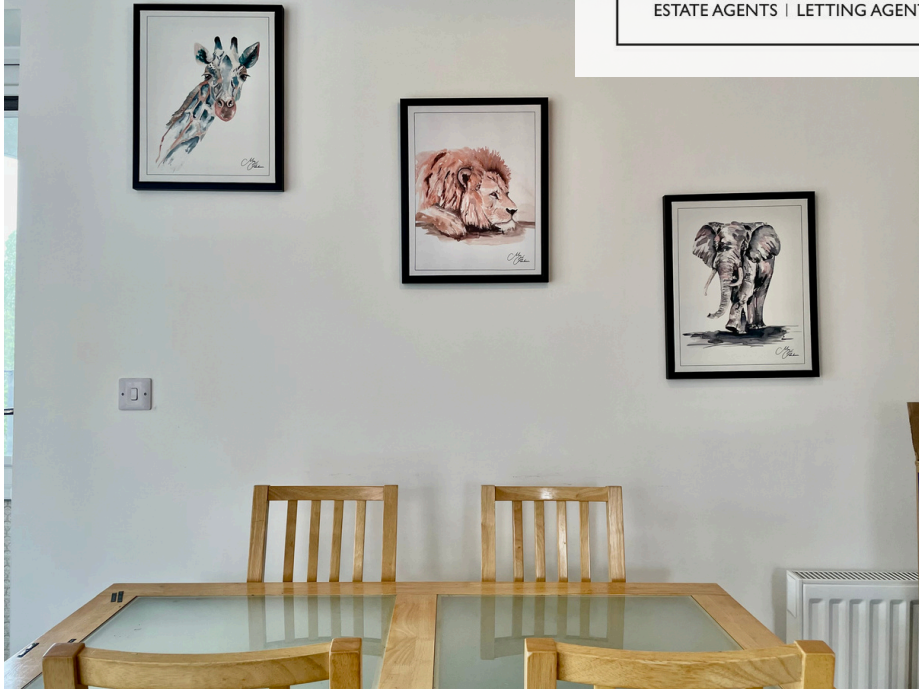
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Room Descriptions:

ENTRANCE HALL

SITTING ROOM / KITCHEN / DINING
ROOM

21' 9" x 25' 2" (6.63m x 7.67m)

BEDROOM TWO

19' 2" x 11' 5" (5.84m x 3.48m)

FAMILY BATHROOM

6' 1" x 6' 9" (1.85m x 2.06m)

BEDROOM ONE

13' 9" x 13' 5" (4.19m x 4.09m)

EN-SUITE TO BEDROOM ONE

8' 6" x 5' 4" (2.59m x 1.63m)

BALCONY

ALLOCATED PARKING FOR ONE
CAR

PLEASE NOTE

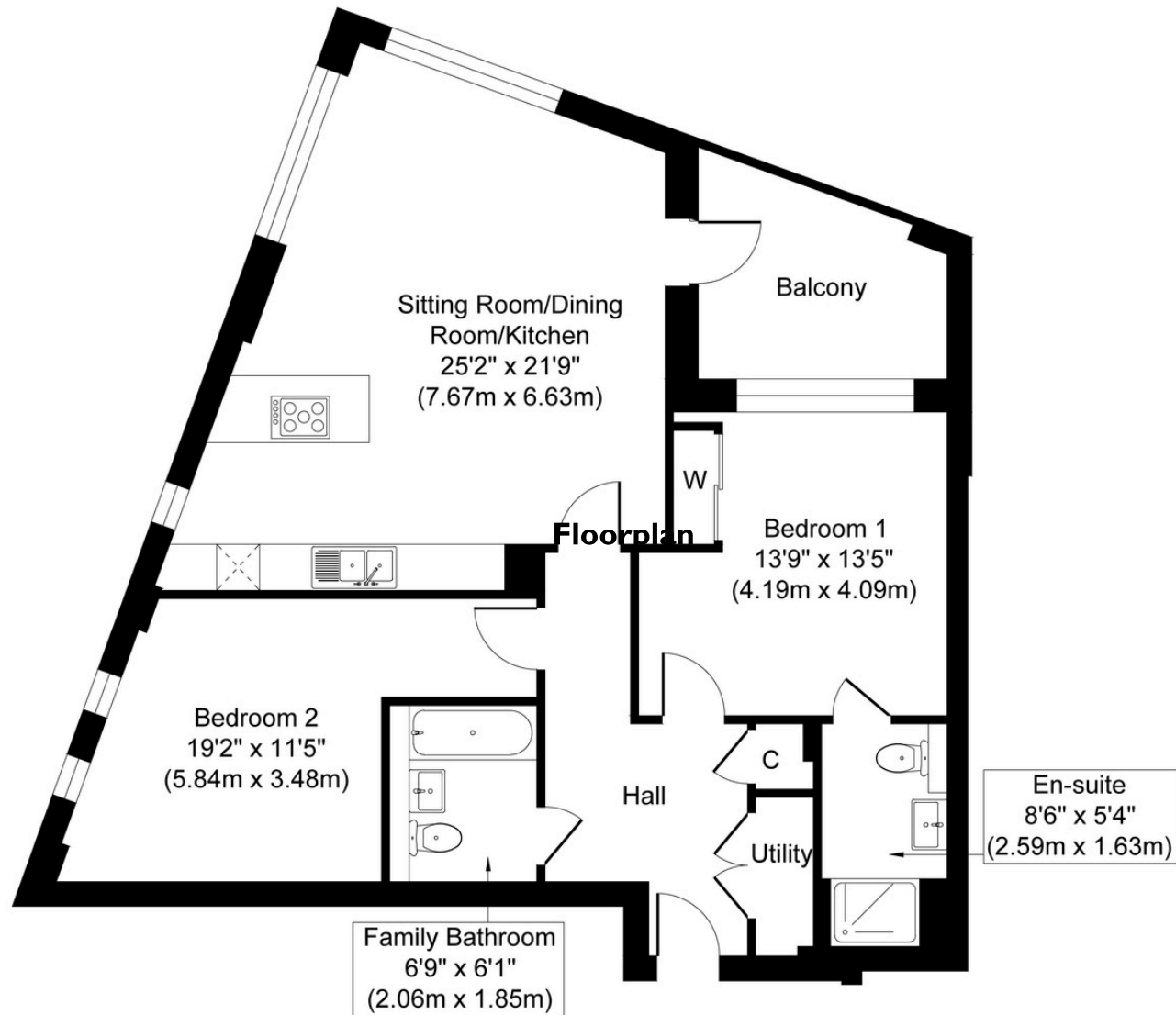
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Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Approx. Gross Internal Floor Area 914 sq. ft / 84.93 sq. m

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. 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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