

£245,000  
Leasehold



**THOMAS CONNOLLY**  
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## Summary of Property

Thomas Connolly Estate Agents are pleased to present this one bedroom, first floor apartment situated in the sought after location of Wharf View in Campbell Park which offers variety including picturesque walks through Campbell Park, walking distance to the Xscape, Theatre District, Centre:MK and lots of fantastic bars, restaurants and shops. Milton Keynes also has a railway station with regular and direct links into London Euston, with approximately 30 minutes journey times.

The accommodation in brief comprises; lift access to floor, entrance hall, open plan kitchen/dining/sitting room with balcony, one bedrooms and a family bathroom. This property also benefits from underground parking for one car.

Please note the following charges: Ground rent £200pa. Service charge £1100 every six months The lease is 250 years from 2017.

## Room Descriptions

### FIRST FLOOR ENTRANCE HALL;

#### OPEN PLAN KITCHEN SITTING ROOM

11' 10" x 22' 6" (3.61m x 6.86m)

#### BEDROOM ONE

14' 4" x 11' 1" (4.37m x 3.38m)

#### BATHROOM

### UNDER GROUND PARKING

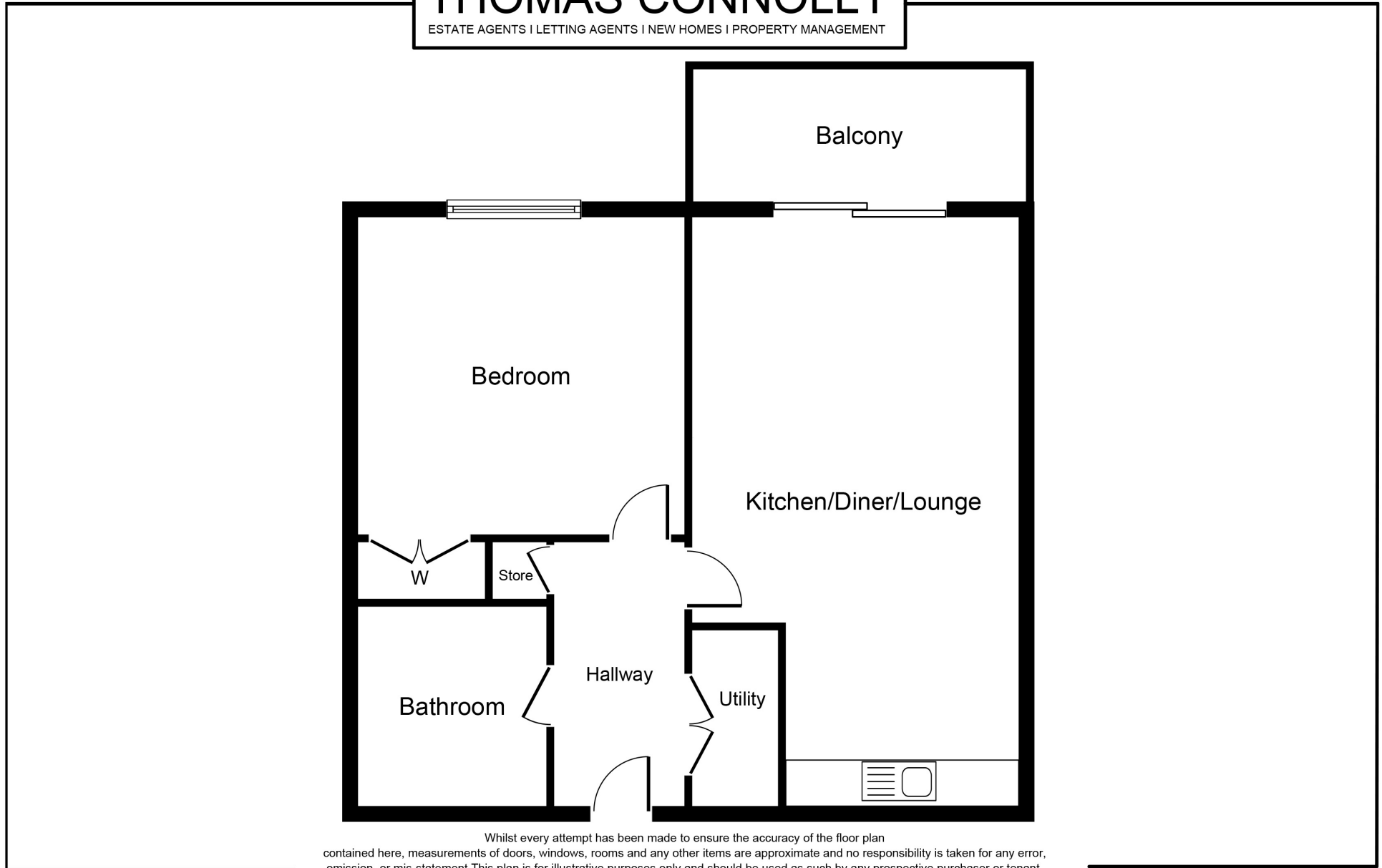
#### PLEASE NOTE

0' 0" x 0' 0" (0.00m x 0.00m) These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective 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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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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