

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

Flat 38, 4 Union Court, Canal Street, Campbell Park, Milton  
Keynes, Buckinghamshire. MK9 4BQ

£319,995 Leasehold

FOR SALE



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this two bedroom top floor apartment situated in the sought after location of Campbell Park, offering numerous amenities including shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, open plan kitchen diner and sitting room, Two bedrooms with an ensuite and built in wardrobes to the master bedroom a family bathroom. Outside there is an enclosed balcony and communal gardens to the rear. Off road parking for one vehicles. The property further benefits from double glazing, gas to radiator heating.

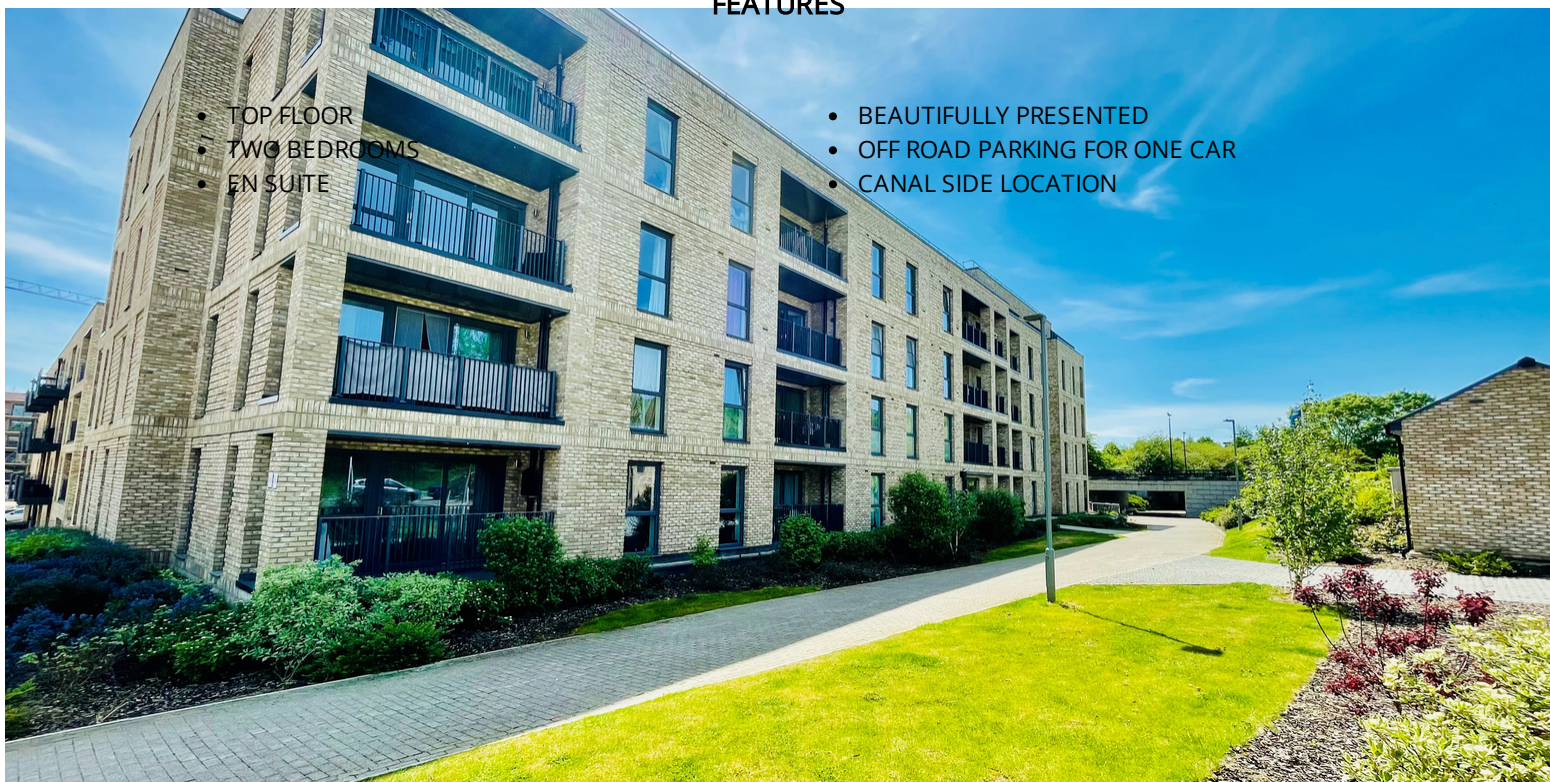
Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- TOP FLOOR
- TWO BEDROOMS
- EN SUITE

- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING FOR ONE CAR
- CANAL SIDE LOCATION



## ROOM DESCRIPTIONS

### TOP FLOOR

#### ENTRANCE HALL

#### OPEN PLAN KITCHEN SITTING ROOM

13' 6" x 21' 4" (4.11m x 6.50m)

#### BALCONY OFF SITTING ROOM

13' 6" x 21' 4" (4.11m x 6.50m)

#### BEDROOM ONE

11' 1" x 18' 4" (3.38m x 5.59m)

#### EN SUITE TO BEDROOM ONE

#### BEDROOM TWO

6' 3" x 22' 2" (1.91m x 6.76m)

#### BATHROOM

#### UNDERGROUND PARKING FOR 1 CAR

#### PLEASE NOTE

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

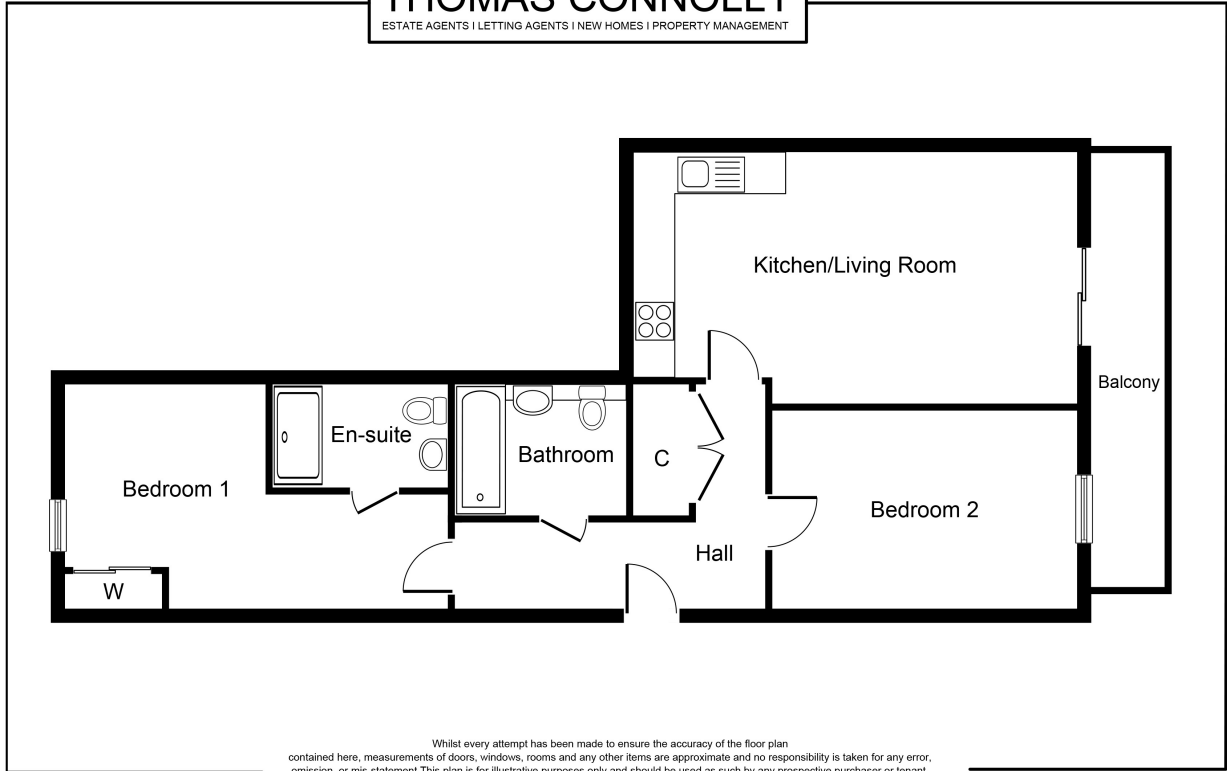






# FLOORPLAN

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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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