

THOMAS CONNOLLY

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FLAT 38 UNION COURT, 4 CANAL STREET, CAMPBELL PARK, MK9 4BQ

For Sale | leasehold | £299,995



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Beautifully presented two-bedroom, top-floor apartment in the highly sought-after Union Court, Campbell Park. This modern home offers a perfect blend of style, comfort, and convenience, making it an ideal choice for professionals, couples, or investors.

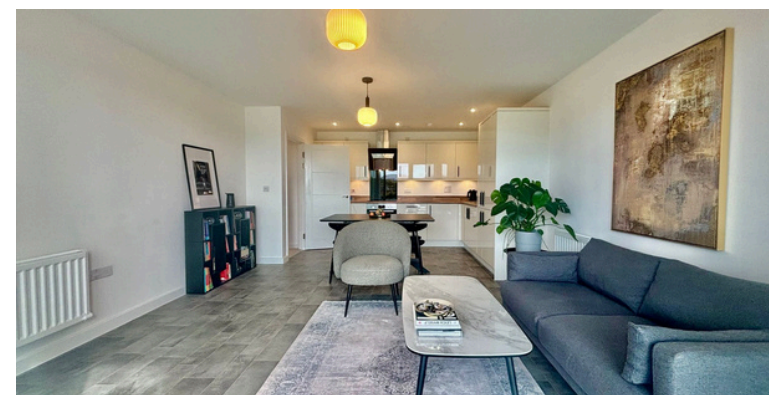
Property Description

Upon entering, you are welcomed by a spacious entrance hall, leading to a bright and airy open-plan kitchen, dining, and living area. Large floor-to-ceiling windows allow for plenty of natural light, creating a warm and inviting atmosphere. The modern fitted kitchen is stylishly designed with high-end appliances, sleek worktops, and ample storage, making it perfect for those who love to cook and entertain. The living space seamlessly extends to an enclosed private balcony, providing a fantastic outdoor retreat where you can relax or enjoy a morning coffee while taking in the surroundings.

The apartment boasts two generously sized bedrooms, offering both comfort and functionality. The master bedroom benefits from built-in wardrobes, a stylish ensuite shower room, and large windows that enhance the sense of space and light. The second bedroom is equally well-sized, making it an ideal guest room, home office, or additional living space.

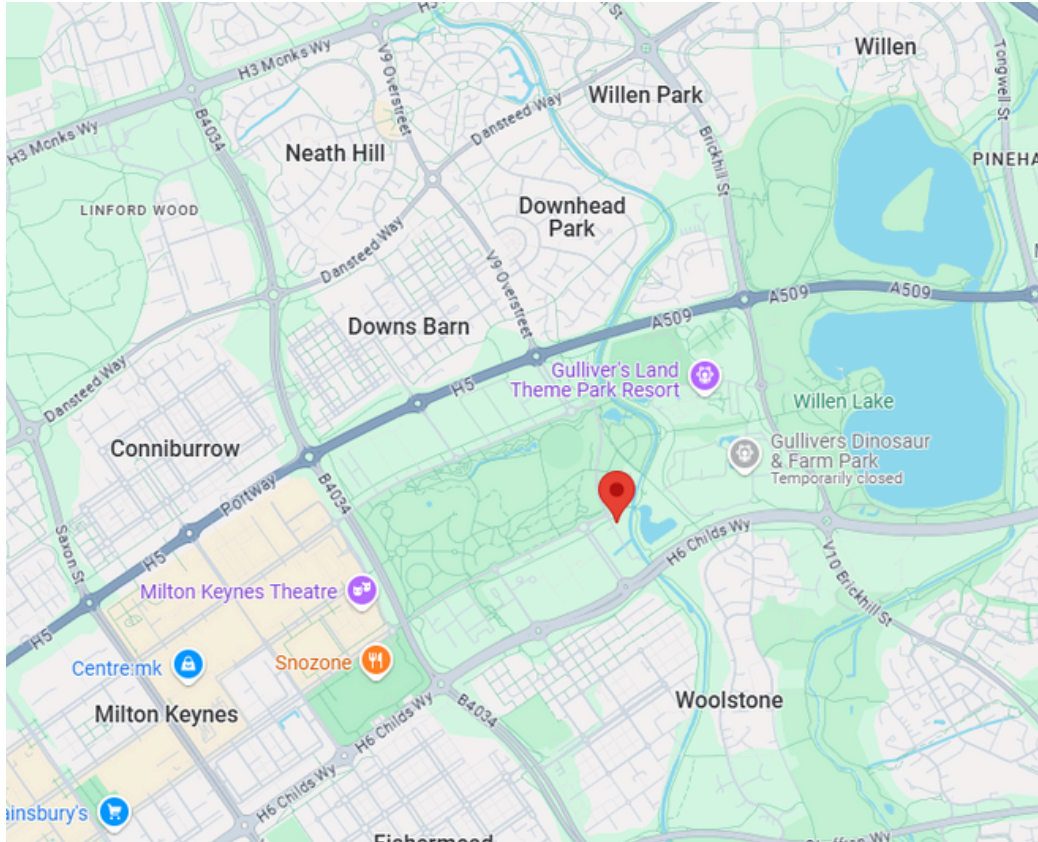
The family bathroom is finished to a high standard, featuring a modern three-piece suite with a bathtub and an overhead shower.

Additional benefits of this fantastic home include private off-road parking for one vehicle, gas-to-radiator heating, and double-glazed windows, ensuring energy efficiency and year-round comfort. Residents also have access to well-maintained communal gardens, adding to the appeal of this desirable development. A secure entry system provides peace of mind, making this a safe and secure place to call home.



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

Location



Nestled in the vibrant and picturesque Campbell Park, this apartment enjoys one of the most desirable locations in Milton Keynes. Campbell Park is known for its expansive green spaces, tranquil canal walks, and scenic views, providing residents with a peaceful retreat while still being close to the city's amenities. The apartment is just a short walk from The Hub and Centre:MK, where you'll find a wide selection of shops, restaurants, bars, and entertainment venues. Milton Keynes Central Station is also within easy reach, offering fast rail links to London Euston in under 35 minutes, while major road networks such as the M1, A5, and A421 ensure excellent connectivity for commuters. For those who enjoy the outdoors, Willen Lake and Gulliver's Land are nearby, offering fantastic recreational opportunities.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Measurements:

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

9' 1" x 14' 3" (2.77m x 4.34m)

BATHROOM

UNDERGROUND PARKING FOR 1 CAR

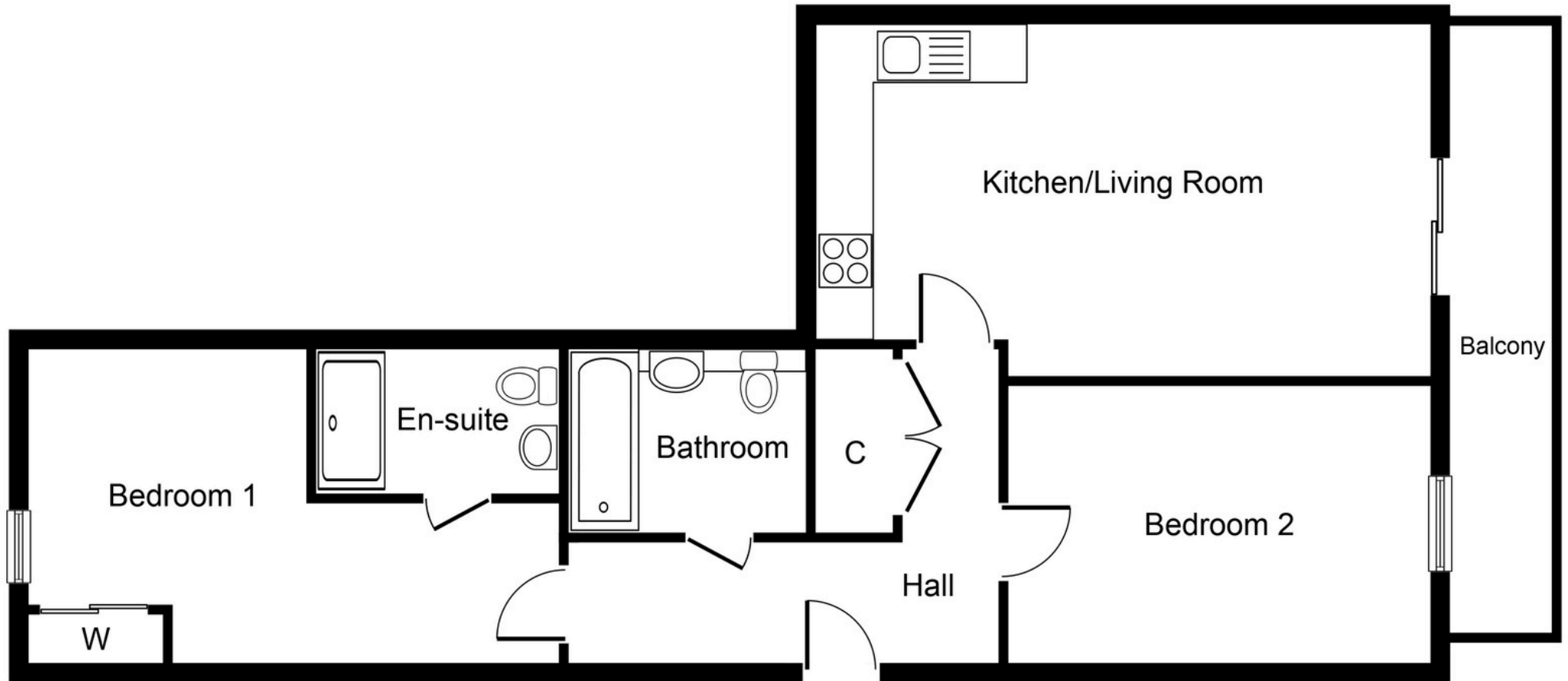
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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