

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**Flat 42, 4 Union Court, Canal Street, Campbell Park, Milton  
Keynes, Buckinghamshire. MK9 4BQ**

**Shared ownership £275,000 Leasehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this rare and stunning three double bedroom 55% shared ownership penthouse, located in the highly sought-after area of Campbell Park. This exceptional property offers an unparalleled living experience, beautiful views and is surrounded by an array of amenities such as coffee shops, restaurants, CMK shopping centre and station.

This impressive penthouse offers a thoughtfully designed layout which maximises both space and comfort. Upon entering, you are greeted by an entrance hall which leads into the contemporary open-plan kitchen, dining and sitting room. This area features floor to ceiling windows and a spacious private terrace. The penthouse also offers three double bedrooms, with two en-suits and family bathroom. There are two allocated parking spaces in the underground car park and a gated garden for the residents. The penthouse is further enhanced by double glazing throughout, and is offered for sale with no upper chain and 55% shared ownership with BPHA. There are 122 years remaining on the lease.

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

- 55% SHARED OWNERSHIP
- BEAUTIFUL CANAL VIEWS
- CONTEMPORARY KITCHEN
- OPEN PLAN LIVING
- NO UPPER CHAIN
- TWO ALLOCATED PARKING SPACES
- RARE PENTHOUSE
- PRIVATE TERRACE



## ROOM DESCRIPTIONS

### ENTRANCE HALL

### OPEN PLAN KITCHEN, DINING, SITTING ROOM

20' 7" x 19' 0" (6.27m x 5.79m)

### BEDROOM ONE

16' 8" x 12' 9" (5.08m x 3.89m)

### EN-SUITE TO BEDROOM ONE

### BEDROOM TWO

10' 3" x 18' 1" (3.12m x 5.51m)

### EN-SUITE TO BEDROOM TWO

### BEDROOM THREE

12' 2" x 10' 1" (3.71m x 3.07m)

### FAMILY BATHROOM

### PRIVATE TERRACE

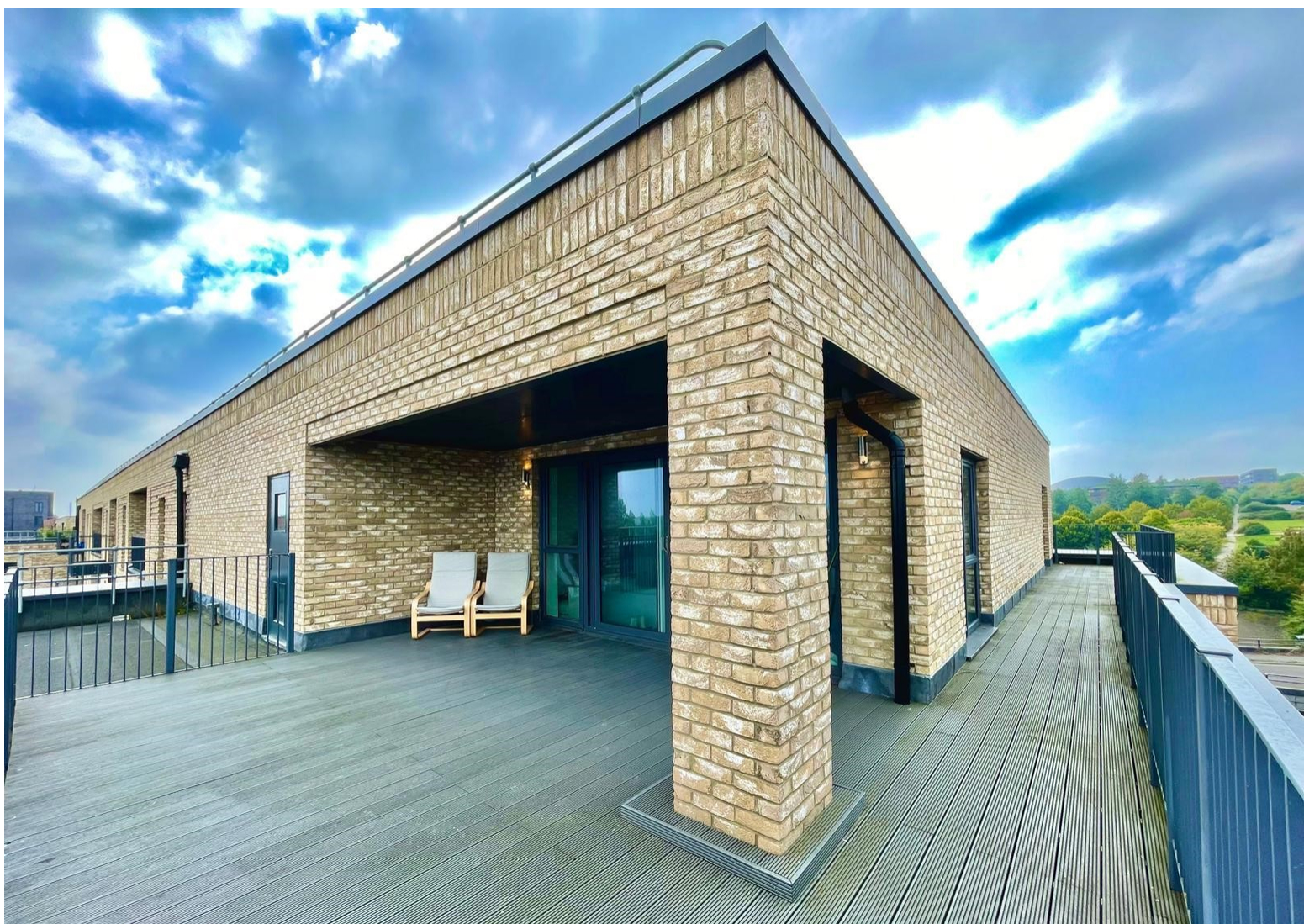
### 2 ALLOCATED UNDERGROUND PARKING

### 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.







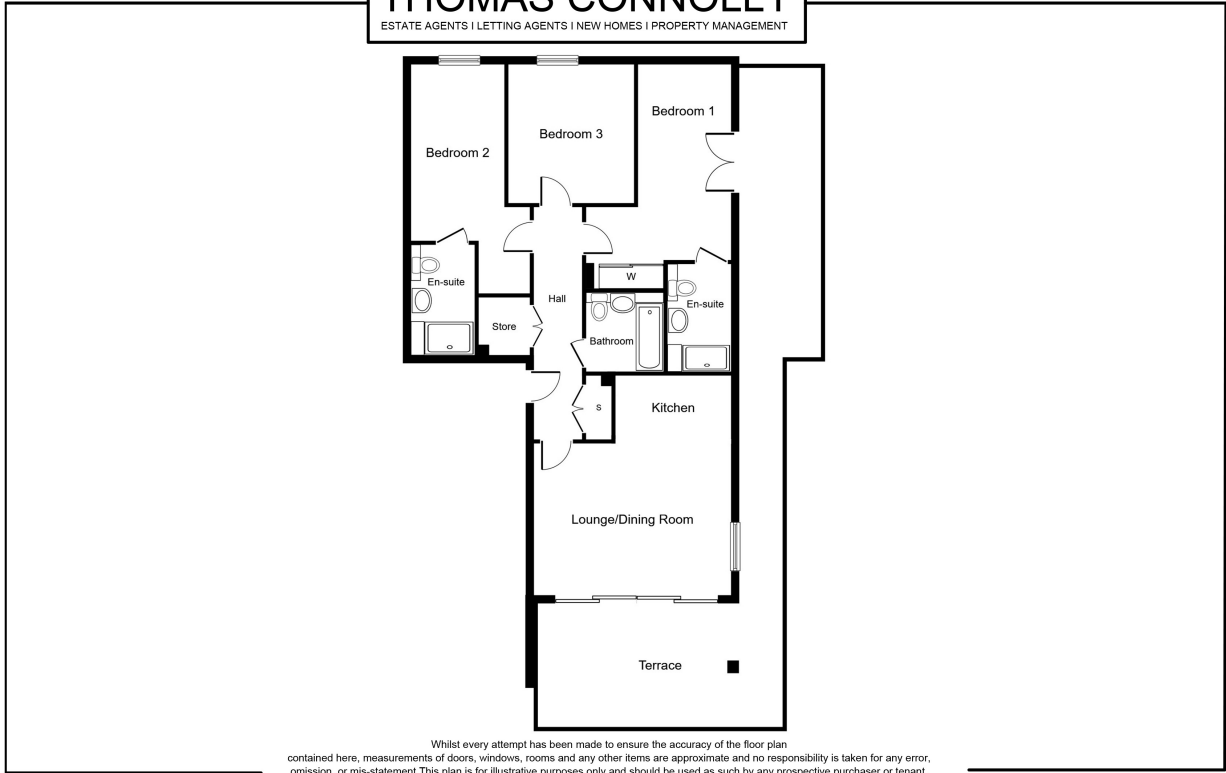






# FLOORPLAN & EPC

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