

## 30 Columbia Place, Milton Keynes, MK9 4AT

**£219,995**

CAULDWELL are delighted to offer for sale this modern TOP FLOOR APARTMENT with STUNNING VIEWS OVER CAMPBELL PARK in Central Milton Keynes. The property is ideally located close to Milton Keynes station and boasts SOLAR PANELS, LIFT ACCESS and UNDERGROUND SECURE PARKING. This well positioned apartment briefly comprises; communal entrance, entrance hall, living room WITH BALCONY, OPEN PLAN KITCHEN, two double bedrooms with STUNNING VIEWS OVER CAMPBELL PARK and bathroom with SHOWER. Outside there is secure underground parking, Council tax band C. Energy rating: B.

Milton Keynes Station taking approximately 35 minutes to Euston Station on the West Coast Main Line, The West Coast Main Line (WCML) is one of the most important railway corridors in the United Kingdom, connecting the major cities of London and Glasgow with branches to Birmingham, Liverpool, Manchester, and Edinburgh.

## COMMUNAL ENTRANCE

Lift access. Video entry system.

## ENTRANCE HALL

Entrance door. Karndean flooring. Door to open plan kitchen and lounge. Door to bedroom one, two and bathroom. Video entry phone.

## OPEN PLAN KITCHEN 20'0" x 11'10" (6.12m x 3.61m)



French doors to balcony. Fitted with a range of wall and base units with worksurface incorporating sink. Integrated washer dryer, fridge freezer and dishwasher. Fitted oven and hob with extractor hood. Inset lights. Karndean flooring.

## LOUNGE AREA



Double glazed french door to Juliet balcony. Karndean flooring. Television point. Leading to kitchen/breakfast room area.

## BALCONY



## BEDROOM ONE 12'0" x 10'0" (3.68m x 3.05m)



Floor to ceiling double glazed window to front aspect overlooking Campbell Park. Double wardrobe with sliding doors. Radiator.

## BEDROOM TWO 12'0" x 8'7" (3.68m x 2.64m)



Floor to ceiling double glazed window to front aspect overlooking Campbell Park. Radiator.

## BATHROOM



Three piece suite comprising panelled bath with shower attachment and shower screen, low level wc and wash hand basin. Heated towel rail. Inset lights.

## **SECURE UNDERGROUND PARKING**

Secure allocated parking for one car. Electric gated entrance and remote access. Outside tap. Further parking to front of apartment.

## **PRIVATE COMMUNAL GARDEN**

An attractive private communal garden with decking area and flower beds.

## **CAMPBELL PARK**



Campbell Park resides in the heart of Milton Keynes and connects the city centre to the wider landscape and the expansive linear park network. Visitors can discover natural and man-made topography as well as public art, water features, the Grand Union Canal, a first-class cricket pitch, open-air auditorium and planting designed to encourage biodiversity. It is also home to The Parks Trust headquarters, our offices are located in The Pavilion and overlook the cricket pitch.

The park boasts wild flower-rich meadows where sheep can be seen grazing at certain times of the year. Scale the belvedere during your visit to take fantastic pictures of the iconic Light Pyramid and enjoy views across North East Milton Keynes and Bedfordshire.

This area was awarded Grade II status by Historic England in August 2020 due to its historic interest and innovative architectural design. Campbell Park is one of the largest parks to be laid out in England in the 20th and 21st Century. The design takes on elements from the 18th and 19th Century and fuses them into a contemporary design fitting for our pioneering new city.

## **COUNCIL TAX BAND**

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/init.asp>

## **LEASE DETAILS**

125 year lease with 109 years remaining - Start date 05/10/2007.

Service charge - 353.34 per month

Ground rent £250 per year

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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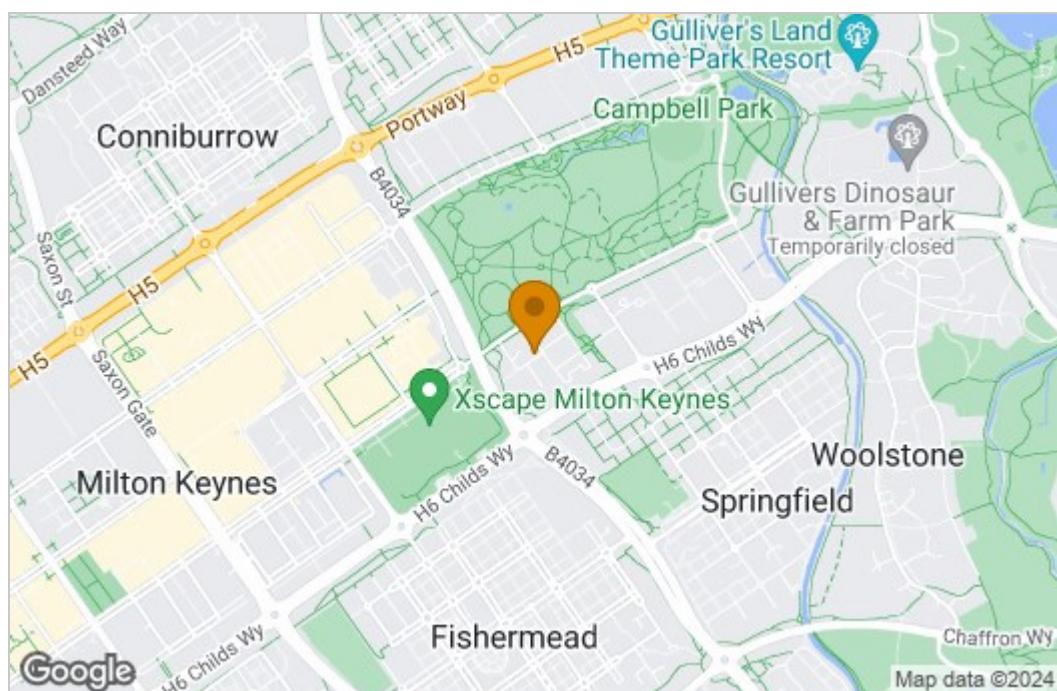
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## Floor Plan

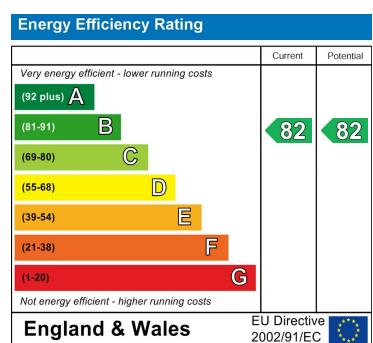


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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