



**COUNCIL TAX**  
Band E, Milton Keynes

**PRICE INFORMATION**

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**

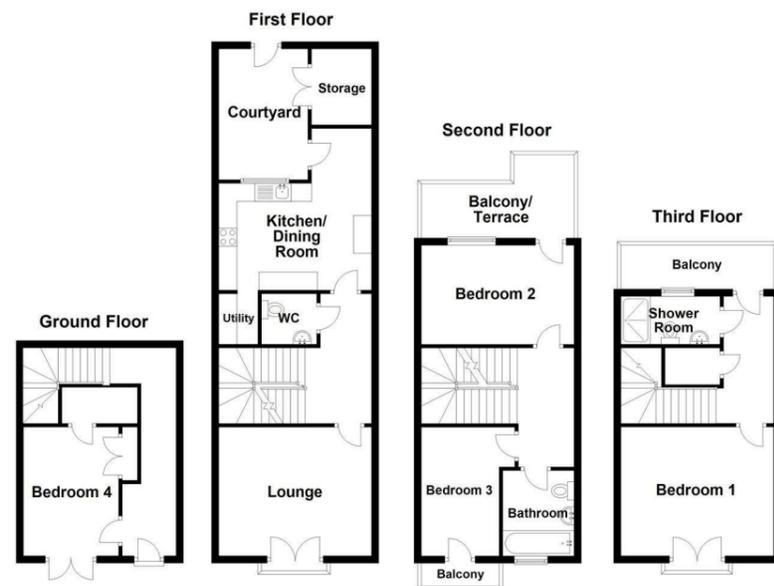
The purchaser will be required to pay a buyers premium charge of £3000 (£2500 PLUS VAT)

**HOW TO GET THERE**

From the M1 southbound, exit at Junction 14 and take the A509 towards Milton Keynes Central. Continue along the A509 (H5 Portway), then follow signs for Central Milton Keynes, keeping right onto Marlborough Street (V8). At the roundabout, take the appropriate exit towards Avebury Boulevard (H3), then turn into the Campbell Park area, following local signage to Columbia Place, MK9 4AT.

**DOISA/3003SA0339**

# 44 Columbia Place, Campbell Park, Milton Keynes, Buckinghamshire, MK9 4AT



Not to scale. For illustrative purposes only

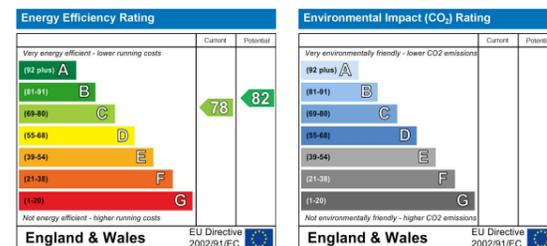
## For Auction, Guide Price £260,000+

**\*\* FOR SALE BY ONLINE AUCTION TUESDAY 28th APRIL \*\* GUIDE PRICE £260,000+\*\* BIDS OPEN FOR 24 HOURS FROM 27th APRIL \*\* VIEWINGS BY APPOINTMENT ON WEDNESDAY 8TH APRIL 3:15 PM TO 4.00 PM & THURSDAY 16TH APRIL 2.00 PM TO 3.00 PM \*\***

This modern and stylish townhouse, offered for auction, is situated within the sought-after Campbell Park development in the heart of Milton Keynes Central. The property benefits from a prime location within walking distance of the Shopping Centre, and a wide range of local amenities. The accommodation extends to approximately 1,410 sq ft and is arranged over multiple floors, comprising four well-proportioned bedrooms, a spacious living room, a modern fitted kitchen, utility area, cloakroom, family bathroom, and a separate shower room. The layout is well suited to both family occupation and professionals, offering flexibility for investors seeking to maximise rental returns. Externally, the property further benefits from a generous terrace, two balconies, and an enclosed rear courtyard, enhancing its appeal in the rental market. This represents an excellent long-term buy-to-let opportunity, with an estimated rental income of £1,650-£1,750 per calendar month. Based on the guide price, this reflects a potential gross yield of up to 8%, with scope for future rental growth.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

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# 44 Columbia Place, Campbell Park, Milton Keynes, Buckinghamshire, MK9 4AT

## ACCOMODATION

### ENTRANCE HALL

18'10 x 4'6

Front door, stairs to 1st floor, storage cupboard, door to:

### BEDROOM FOUR/RECEPTION ROOM

11'7 x 8'8

Double glazed french doors to front, two storage cupboards

### LANDING

Stairs to 1st floor, door to

### LOUNGE

13'10 x 8'10

Double glazed french doors to front facing Juliette Balcony



### CLOAKROOM

5'0 x 3'7

With sink and WC

### KITCHEN

13'7 to max x 14'8 to max

With a range of fitted units and worktops, door to courtyard, double glazed window to rear



### UTLITY ROOM

4'4 x 3'7

With fitted units

### LANDING

Stairs to next floor, door to

### BEDROOM TWO

13'10 x 9'0

Double glazed door to:



### TERRACE/BALCONY

External paved terrace area



### BEDROOM THREE

11'8 x 7'1

Double glazed french door to front facing balcony

### BATHROOM

7'9 x 5'6

Double glazed window to front, bath, sink, wc, part tiled walls



### LANDING

Storage cupboard, door to balcony, door to

### BEDROOM ONE

13'10 x 11'8

Double glazed french doors to front faing Juliette balcony



### SHOWER ROOM

9'0 x 4'4

Double glazed window to rear, shower, sink, WC, part tiled walls.

### OUTSIDE

#### COURTYARD

11'8 x 8'1

With access from the 1st floor, laid to paving with a useful storage shed and gated access leading to communal gardens



### COMMUNAL AREA

To the rear of the property, with attractive lawns and access to the undercover parking area with stairs and a lift.

### PARKING

It is understood that the property includes one undercover parking space, accessed via a side road through electric gates. However, we are currently awaiting formal verification. Please refer to the legal pack to confirm whether the parking space is included, as we cannot guarantee this at this stage.



### LEASE DETAILS

Lease Details - With an unexpired lease term of approximately 106 years. We do not currently hold service charge or ground rent information. Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are currently unable to provide figures relative to the current charges applicable to this property.

### SERVICES

No appliances or services have been tested

For further information on viewing call 01908 030127