



## Huntley Crescent , Campbell Park, MK9 3FZ

King Estate Agents are delighted to bring to the market this well presented TWO DOUBLE bedroom, DUPLEX apartment, boasting UNDERGROUND PARKING AND A BALCONY. The property is located in the popular Campbell Heights development and has views across Milton Keynes. The accommodation in brief comprises entrance hall, bathroom, a double bedroom, first floor landing, living room, kitchen, balcony area, a further double bedroom and shower room.

\* Leasehold information\* We have been advised the following by the vendor; Ground rent is £250 per year until 2037, the lease period is until September 2137 (125 years from 2012 with 116 remaining) and the service charge for 2021 is £1979.16.

## Accommodation

DUPLEX APARTMENT  
TWO DOUBLE BEDROOMS  
REFITTED KITCHEN  
BATHROOM AND SHOWER ROOM  
BALCONY WITH VIEWS  
SOUGHT AFTER LOCATION  
TWO UNDERGROUND PARKING SPACES  
DESIRABLE CAMPBELL HEIGHTS DEVELOPMENT

## Upper Ground Floor

**Entrance Hall** - Door leading to inner hallway, storage cupboard.

**Inner Hallway** - Stairs rising to first floor landing, doors to bedroom and bathroom.

**Bedroom** - Fitted wardrobe, Juliette balcony, radiator.

**Bathroom** - White suite fitted to comprise panel bath with part tiled surround, sink with tiled splash back, low level WC.

## First Floor

**First Floor Landing** - Doors to;

**Kitchen** - Refitted to comprise stainless steel basin with mixer tap over, a further range of high gloss, handleless base and eye level units. Laminate wood effect worktops with splash back. Fitted oven/hob/extractor and fridge/freezer. Double glazed window and door leading on to balcony.

**Living/Dining Room** - Four double glazed windows, two radiators.

**Bedroom** - Fitted wardrobe, radiator, double glazed window and door leading on to balcony.

**Shower Room** - Shower cubicle with fitted shower, sink, low level WC.

**Balcony** - Offers pleasant views and separate access on to the bedroom and kitchen.

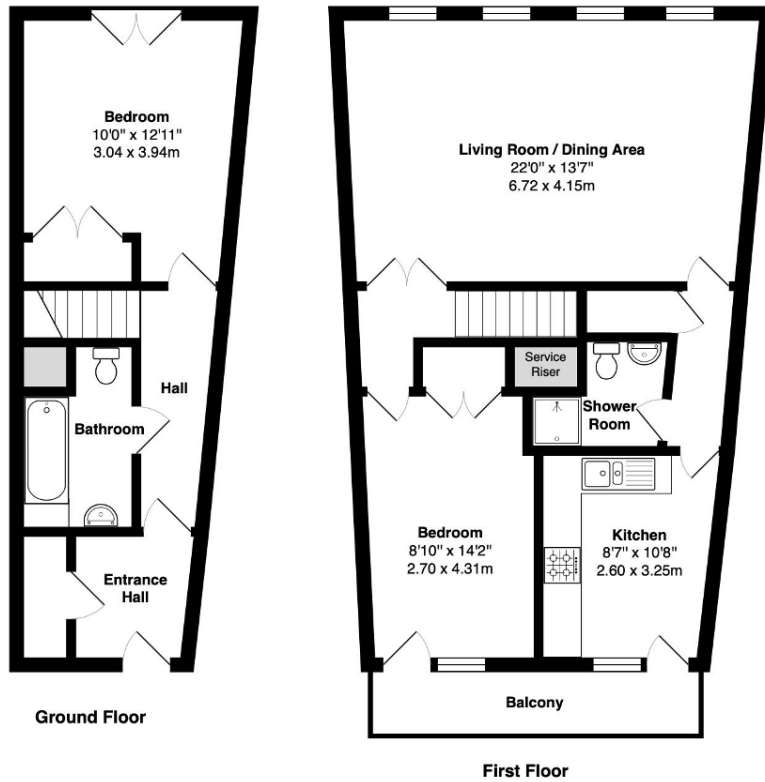
## Location

Campbell Park is located on the edge of Central Milton Keynes and offers close proximity to the central shopping centre, restaurants, bars and all local amenities. It is only a short walk to the theatre, Xscape, Hub and train station. Campbell Park itself contains many beautiful walks and hosts lots of activities throughout the year.









Total Area: 982 ft² ... 91.2 m² (excluding service riser, balcony)

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		