



Lattice Court, Leonora Walk, Campbell Park, MK9 4BA
Offers in Excess of £160,000 Leasehold



Overlooking Campbell Park, this modern and immaculate, one bedroom ground floor apartment benefits from allocated parking within a secure underground car park and is ideally situated in central Milton Keynes. The property would make an excellent first home or investment opportunity and is offered for sale with no onward chain.



Leonora Walk

Campbell Park, MK9 4BA



Walking through the front door you access the entrance hall where doors access two storage cupboards, the bedroom, bathroom and open plan living and kitchen area.

The open-plan living and kitchen area benefits from a door and window opening onto a patio area. The kitchen is fitted with a range of units and drawers, complemented by work surfaces incorporating an inset sink and drainer unit and a gas hob with chimney-style extractor above. Additional appliances include a built-in oven and integrated washing machine, dishwasher, and fridge/freezer.

The property offers a double bedroom featuring a built-in wardrobe with mirrored sliding doors. The bathroom is fully tiled and fitted with a white suite, complemented by a heated towel rail.

The apartments are arranged around communal gardens, with access to the underground parking via Dalgin Place, where the property benefits from an allocated parking space.

Central Milton Keynes offers everything you could want from city centre living, its all on your doorstep, theatre, large shopping centre, bars, restaurants, cinema and many more leisure facilities. You are also near to the mainline train station with fast trains to London Euston and Birmingham New Street. Also on your doorstep is the picturesque Campbell Park with a cricket ground, the Grand Union Canal running to the outskirts and Campbell Wharf with a family friendly pub and restaurant.

The vendor has informed the agent of:

Annual Service Charge: £2093

Annual Ground Rent: £264.52

Lease Remaining: 106 years



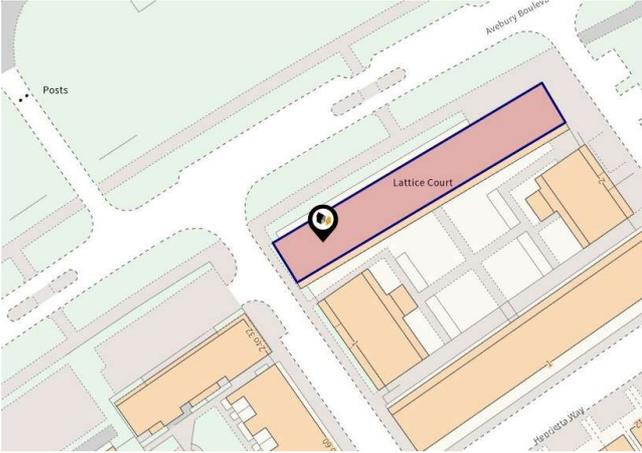
Approximate total area⁽¹⁾
488 ft²
45.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

