



CREST  
NICHOLSON

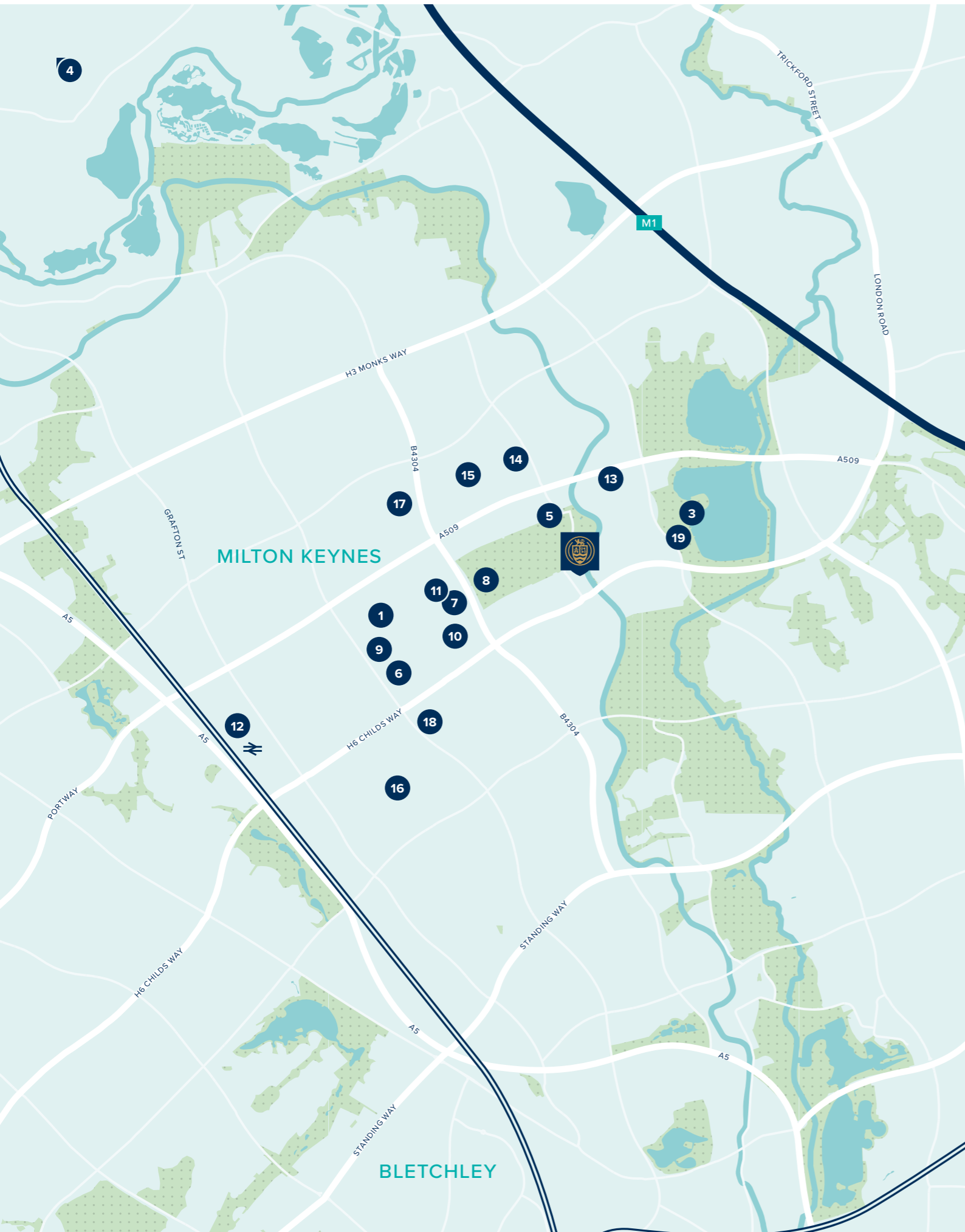
# CAMPBELL WHARF

MILTON KEYNES

For a taste of city living, enjoying the ever-changing colours of the seasons, the tranquillity of the canal and the sound and feel of nature – Campbell Wharf is for every side of life.

1, 2 & 3 BEDROOM APARTMENTS





WELCOME TO LIFE IN CAMPBELL WHARF

Based in the heart of Milton Keynes, enjoy green spaces, shops, cafés and a 111-berth marina in a much sought-after location in the city.

On your doorstep

Featuring a wide range of amenities all within easy reach of Campbell Wharf, Milton Keynes has two shopping centres, a range of nightlife, activities and entertainment, all surrounded by green space, to give a balance to your quality of life.

- 1 Garden Square
- 2 Canal Square
- 3 Canalside Pub
- 4 The Grand Union Canal
- 5 Campbell Park
- 6 Intu Milton Keynes
- 7 Art Gallery
- 8 Milton Keynes Rose
- 9 Centre: MK
- 10 Xscape Entertainment Complex
- 11 Milton Keynes Theatre
- 12 Milton Keynes Train Station

Education

Your new home at Campbell Wharf is surrounded by a range of schools, so your children have lots of options for the best start and continuation of their education.

- 13 Asquith Court School
- 14 Giggles at Down Barns Pre School
- 15 Downs Barn Infant School
- 16 Oldbrook First School
- 17 Southwood School
- 18 Meadfurlong School
- 19 Brooklands School

Travel

Well positioned whether you're working locally or commuting. London, Birmingham and other major cities are easy to reach, and there are lots of local attractions within a few minutes reach of your doorstep.



- Centre MK – 2 minutes
- Campbell Park – 3 minutes
- Xscape Entertainment Complex – 3 minutes
- Intu Milton Keynes – 22 minutes



- Milton Keynes train station – 6 minutes
- Luton Airport – 28 minutes
- Northampton – 28 minutes
- Oxford – 1 hour 2 minutes
- Cambridge – 1 hour 3 minutes



- London Euston – 35 minutes (from Milton Keynes train station)
- Birmingham – 55 minutes (from Milton Keynes train station)





## CAMPBELL WHARF

Overgate, Milton Keynes,  
Buckinghamshire, MK9 4AD

For all enquiries please call

**01908 036 754**

[crestnicholson.com/campbellwharf](http://crestnicholson.com/campbellwharf)

CREATED FOR CONVENIENCE, LUXURY AND LEISURE

Campbell Wharf is a unique new collection of 1 - 3 bedroom apartments, and 3, 4 & 5 bedroom houses.

At Campbell Wharf you have Campbell Park right on your doorstep. This spectacular open space is located right next to the city and provides an escape from urban life. Nearby Willen Lake also provides a detachment from the city, playing home to a range of flourishing bird and plant life. Take a peaceful Summer's stroll along its shores, or alternatively watch in wonder as cable-tow wake boarders or dragon boats come gliding by.

There are also a number of ancient woods close to Campbell Wharf. Venture under the canopy at Shenley, Howe Park and Linford Woods to discover a world of beautiful wildflowers and woodland creatures.

Take a slower pace of life and watch all of your stresses drift away on the gentle current of the Grand Union Canal.

Campbell Wharf features a brand new 111-berth marina which means it couldn't be easier to spend the day relaxing with nothing but the sound of rippling water against the hull of your very own narrow boat. For the ultimate peace and tranquillity, you could also go back to basics by hiring a kayak for the day. Otherwise you can keep your feet on dry land by taking a walk along the picturesque towpath or relaxing with a drink at the Campbell Wharf canal-side pub, café and restaurant.

Campbell Wharf enjoys fantastic travel connections by both road and rail, ensuring you stay connected to the capital and the rest of the UK. The train station is just a few minutes away and operates direct services to London and Birmingham. In addition, the M1 motorway can be reached in just five minutes and draws a convenient line from north to south. This opens up a gateway to the national motorway network and puts the airport within easy reach, meaning journeys from Paris to Dublin and Milan to Barcelona are easier than ever.





3 BEDROOM HOMES

The Dragonfly

4 BEDROOM HOMES

The Kingfisher

5 BEDROOM HOMES

The Sapphire

APARTMENT BLOCKS

Canal House

Grand Court

Regents Court

Union Court

Wharf View







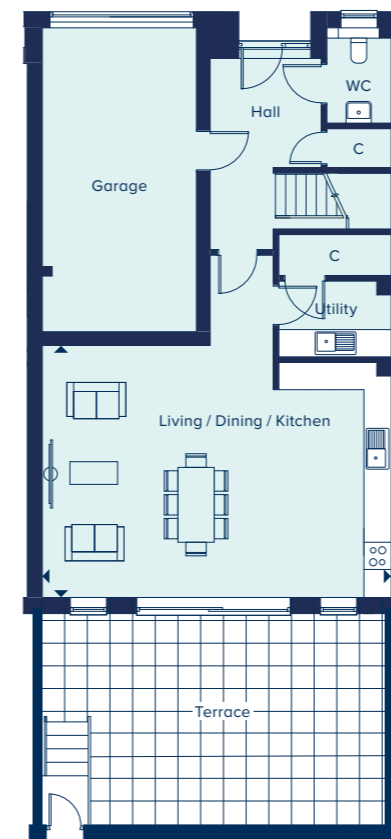
**THE SAPPHIRE**  
5 Bedroom Home

crestnicholson.com

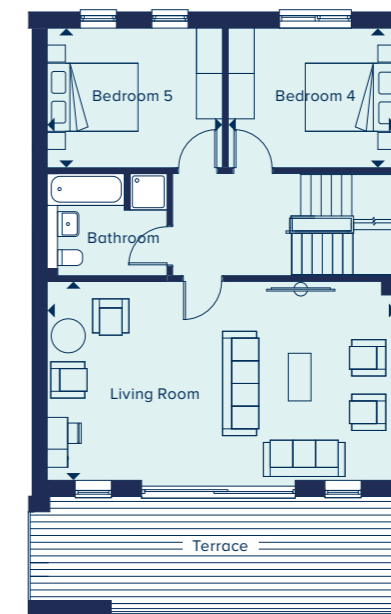
# THE SAPPHIRE

The Sapphire is a fabulous, modern five bedroom home with some stunning features which focus on outdoor living. The ground floor has an open plan living/dining/kitchen area with patio doors leading to the outside terrace, perfect for an evening drink in the summer. This floor has the additional practicalities of a utility room, downstairs toilet, hall and door to the integral garage. On the first floor there is a large living room leading out to a fantastic outdoor terrace - ideal for entertaining friends and family. Also on this floor are two double bedrooms and a bathroom. Moving to the second floor you will find a large main bedroom with generous en suite. There are two further good-sized bedrooms on this floor, one of which has its own en suite.

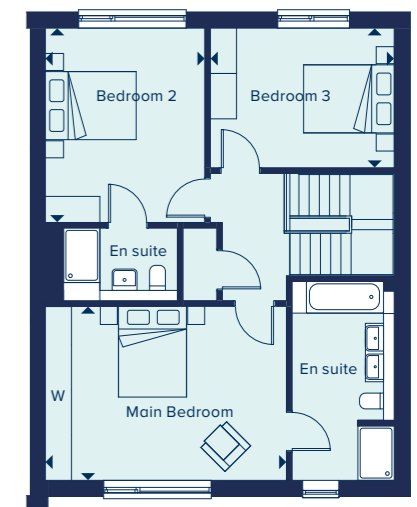
## 5 BEDROOM HOME



**GROUND FLOOR**  
LIVING / DINING / KITCHEN  
7.69m x 5.56m      25'3" x 18'3"



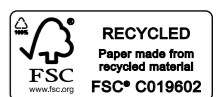
**FIRST FLOOR**  
LIVING ROOM  
7.69m x 4.39m      25'3" x 14'5"  
BEDROOM 4  
3.70m x 3.08m      12'2" x 10'1"  
BEDROOM 5  
3.86m x 3.08m      12'8" x 10'1"



**SECOND FLOOR**  
MAIN BEDROOM  
5.31m x 3.84m      17'5" x 12'7"  
BEDROOM 2  
4.28m x 3.51m      14'1" x 11'6"  
BEDROOM 3  
4.05m x 3.08m      13'3" x 10'1"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU8612/January 2023.







**CREST**  
NICHOLSON

# CAMPBELL WHARF GRAND COURT CORE A

An attractive collection of 1, 2 & 3 bedroom apartments with tranquility of the canal and the sound and feel of nature

1, 2 & 3 BEDROOM APARTMENTS







TYPE 4 - PLOT 318

KITCHEN / LIVING AREA  
7.22m x 3.73m 23'7" x 12'2"

BEDROOM 1  
5.01m x 2.75m 16'4" x 9'0"

BEDROOM 2  
3.86m x 2.55m 12'7" x 8'4"

TYPE 5 - PLOT 319

KITCHEN / LIVING AREA  
6.25m x 4.13m 20'5" x 13'6"

BEDROOM 1  
4.20m x 2.90m 13'8" x 9'5"

BEDROOM 2  
4.31m x 2.80m 14'1" x 9'2"

TYPE 12 - PLOT 320

KITCHEN / LIVING AREA  
5.54m x 4.88m 18'2" x 16'0"

BEDROOM 1  
4.41m x 2.85m 14'5" x 9'4"

BEDROOM 2  
3.90m x 3.13m 12'8" x 10'3"

TYPE 13 - PLOT 321

KITCHEN / LIVING AREA  
5.65m x 5.33m 18'5" x 17'5"

BEDROOM 1  
4.37m x 3.50m 14'3" x 11'7"

TYPE 14 - PLOT 322

KITCHEN / LIVING AREA  
7.37m x 4.72m 24'2" x 15'5"

BEDROOM 1  
4.51m x 2.95m 14'8" x 9'7"

BEDROOM 2  
3.65m x 2.94m 12'0" x 9'6"

TYPE 15 - PLOT 323

KITCHEN / LIVING AREA  
5.55m x 4.59m 18'2" x 15'0"

BEDROOM  
3.64m x 3.47m 11'9" x 11'4"

TYPE 1 - PLOT 324

KITCHEN / LIVING AREA  
8.90m x 3.07m 29'2" x 10'1"

BEDROOM  
3.84m x 3.08m 12'6" x 10'1"

TYPE 2 - PLOT 325

KITCHEN / LIVING AREA  
6.98m x 4.14m 22'9" x 13'6"

BEDROOM  
3.64m x 3.41m 11'9" x 11'2"

TYPE 3 - PLOT 326

KITCHEN / LIVING AREA  
6.89m x 3.83m 22'6" x 12'6"

BEDROOM  
4.78m x 3.09m 15'7" x 10'1"



C Cupboard  
W Wardrobe



**CAMPBELL WHARF**

**GRAND COURT CORE A - SECOND FLOOR**

- TYPE 4 - PLOT 327**
- KITCHEN / LIVING AREA  
7.22m x 3.73m      23'7" x 12'2"
- BEDROOM 1  
5.01m x 2.75m      16'4" x 9'0"
- BEDROOM 2  
3.86m x 2.55m      12'7" x 8'4"
- TYPE 5 - PLOT 328**
- KITCHEN / LIVING AREA  
6.25m x 4.13m      20'5" x 13'6"
- BEDROOM 1  
4.20m x 2.90m      13'8" x 9'5"
- BEDROOM 2  
4.31m x 2.80m      14'1" x 9'2"
- TYPE 12 - PLOT 329**
- KITCHEN / LIVING AREA  
5.54m x 4.88m      18'2" x 16'0"
- BEDROOM 1  
4.41m x 2.85m      14'5" x 9'4"
- BEDROOM 2  
3.90m x 3.13m      12'8" x 10'3"
- TYPE 13 - PLOT 330**
- KITCHEN / LIVING AREA  
5.65m x 5.33m      18'5" x 17'5"
- BEDROOM 1  
4.37m x 3.50m      14'3" x 11'7"
- TYPE 14 - PLOT 331**
- KITCHEN / LIVING AREA  
7.37m x 4.72m      24'2" x 15'5"
- BEDROOM 1  
4.51m x 2.95m      14'8" x 9'7"
- BEDROOM 2  
3.65m x 2.94m      12'0" x 9'6"
- TYPE 15 - PLOT 332**
- KITCHEN / LIVING AREA  
5.55m x 4.59m      18'2" x 15'0"
- BEDROOM  
3.64m x 3.47m      11'9" x 11'4"
- TYPE 1 - PLOT 333**
- KITCHEN / LIVING AREA  
8.90m x 3.07m      29'2" x 10'1"
- BEDROOM  
3.84m x 3.08m      12'6" x 10'1"
- TYPE 2 - PLOT 334**
- KITCHEN / LIVING AREA  
6.98m x 4.14m      22'9" x 13'6"
- BEDROOM  
3.64m x 3.41m      11'9" x 11'2"
- TYPE 3 - PLOT 335**
- KITCHEN / LIVING AREA  
6.89m x 3.83m      22'6" x 12'6"
- BEDROOM  
4.78m x 3.09m      15'7" x 10'1"



1 BEDROOM APARTMENT  
 AFFORDABLE HOUSING

C Cupboard  
 W Wardrobe

**CAMPBELL WHARF**

**GRAND COURT CORE A - THIRD FLOOR**

- TYPE 4 - PLOT 336**
- KITCHEN / LIVING AREA  
7.22m x 3.73m      23'7" x 12'2"
- BEDROOM 1  
5.01m x 2.75m      16'4" x 9'0"
- BEDROOM 2  
3.86m x 2.55m      12'7" x 8'4"
  
- TYPE 5 - PLOT 337**
- KITCHEN / LIVING AREA  
6.25m x 4.13m      20'5" x 13'6"
- BEDROOM 1  
4.20m x 2.90m      13'8" x 9'5"
- BEDROOM 2  
4.31m x 2.80m      14'1" x 9'2"
  
- TYPE 12 - PLOT 338**
- KITCHEN / LIVING AREA  
5.54m x 4.88m      18'2" x 16'0"
- BEDROOM 1  
4.41m x 2.85m      14'5" x 9'4"
- BEDROOM 2  
3.90m x 3.13m      12'8" x 10'3"
  
- TYPE 13 - PLOT 339**
- KITCHEN / LIVING AREA  
5.65m x 5.33m      18'5" x 17'5"
- BEDROOM 1  
4.37m x 3.55m      14'3" x 11'7"
  
- TYPE 14 - PLOT 340**
- KITCHEN / LIVING AREA  
7.37m x 4.72m      24'2" x 15'5"
- BEDROOM 1  
4.51m x 2.95m      14'8" x 9'7"
- BEDROOM 2  
3.65m x 2.94m      12'0" x 9'6"
  
- TYPE 15 - PLOT 341**
- KITCHEN / LIVING AREA  
5.55m x 4.59m      18'2" x 15'0"
- BEDROOM  
3.64m x 3.47m      11'9" x 11'4"
  
- TYPE 1 - PLOT 342**
- KITCHEN / LIVING AREA  
8.90m x 3.07m      29'2" x 10'1"
- BEDROOM  
3.84m x 3.08m      12'6" x 10'1"
  
- TYPE 2 - PLOT 343**
- KITCHEN / LIVING AREA  
6.98m x 4.14m      22'9" x 13'6"
- BEDROOM  
3.64m x 3.41m      11'9" x 11'2"
  
- TYPE 3 - PLOT 344**
- KITCHEN / LIVING AREA  
6.89m x 3.83m      22'6" x 12'6"
- BEDROOM  
4.78m x 3.09m      15'7" x 10'1"





**CAMPBELL WHARF**

**GRAND COURT CORE A - FOURTH FLOOR**

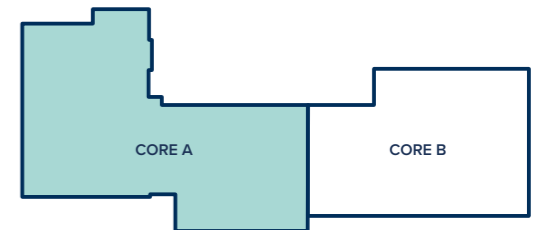
- TYPE 4 - PLOT 345**
- KITCHEN / LIVING AREA  
7.22m x 3.73m      23'7" x 12'2"
- BEDROOM 1  
5.01m x 2.75m      16'4" x 9'0"
- BEDROOM 2  
3.86m x 2.55m      12'7" x 8'4"
- TYPE 5 - PLOT 346**
- KITCHEN / LIVING AREA  
6.25m x 4.13m      20'5" x 13'6"
- BEDROOM 1  
4.20m x 2.90m      13'8" x 9'5"
- BEDROOM 2  
4.31m x 2.80m      14'1" x 9'2"
- TYPE 12 - PLOT 347**
- KITCHEN / LIVING AREA  
5.54m x 4.88m      18'2" x 16'0"
- BEDROOM 1  
4.41m x 2.85m      14'5" x 9'4"
- BEDROOM 2  
3.90m x 3.13m      12'8" x 10'3"
- TYPE 13 - PLOT 348**
- KITCHEN / LIVING AREA  
5.65m x 5.33m      18'5" x 17'5"
- BEDROOM 1  
4.37m x 3.50m      14'3" x 11'7"
- TYPE 14 - PLOT 349**
- KITCHEN / LIVING AREA  
7.37m x 4.72m      24'2" x 15'5"
- BEDROOM 1  
4.51m x 2.95m      14'8" x 9'7"
- BEDROOM 2  
3.65m x 2.94m      12'0" x 9'6"
- TYPE 15 - PLOT 350**
- KITCHEN / LIVING AREA  
5.55m x 4.59m      18'2" x 15'0"
- BEDROOM  
3.64m x 3.47m      11'9" x 11'4"
- TYPE 1 - PLOT 351**
- KITCHEN / LIVING AREA  
8.90m x 3.07m      29'2" x 10'1"
- BEDROOM  
3.84m x 3.08m      12'6" x 10'1"
- TYPE 2 - PLOT 352**
- KITCHEN / LIVING AREA  
6.98m x 4.14m      22'9" x 13'6"
- BEDROOM  
3.64m x 3.41m      11'9" x 11'2"
- TYPE 3 - PLOT 353**
- KITCHEN / LIVING AREA  
6.89m x 3.83m      22'6" x 12'6"
- BEDROOM  
4.78m x 3.09m      15'7" x 10'1"



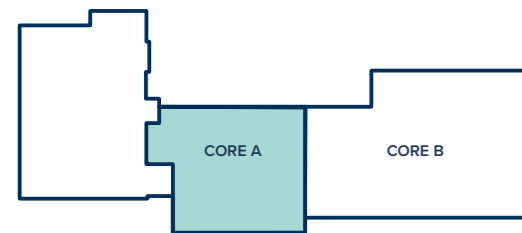
**CAMPBELL WHARF**

**GRAND COURT CORE A - FIFTH FLOOR**

- TYPE 4 - PLOT 354**
- KITCHEN / LIVING AREA  
7.22m x 3.73m      23'7" x 12'2"
- BEDROOM 1  
5.01m x 2.75m      16'4" x 9'0"
- BEDROOM 2  
3.86m x 2.55m      12'7" x 8'4"
  
- TYPE 5 - PLOT 355**
- KITCHEN / LIVING AREA  
6.25m x 4.13m      20'5" x 13'6"
- BEDROOM 1  
4.20m x 2.90m      13'8" x 9'5"
- BEDROOM 2  
4.31m x 2.80m      14'1" x 9'2"
  
- TYPE 12 - PLOT 356**
- KITCHEN / LIVING AREA  
5.54m x 4.88m      18'2" x 16'0"
- BEDROOM 1  
4.41m x 2.85m      14'5" x 9'4"
- BEDROOM 2  
3.90m x 3.13m      12'8" x 10'3"
  
- TYPE 13 - PLOT 357**
- KITCHEN / LIVING AREA  
5.65m x 5.33m      18'5" x 17'5"
- BEDROOM 1  
4.37m x 3.50m      14'3" x 11'7"
  
- TYPE 14 - PLOT 358**
- KITCHEN / LIVING AREA  
7.37m x 4.72m      24'2" x 15'5"
- BEDROOM 1  
4.51m x 2.95m      14'8" x 9'7"
- BEDROOM 2  
3.65m x 2.94m      12'0" x 9'6"
  
- TYPE 15 - PLOT 359**
- KITCHEN / LIVING AREA  
5.55m x 4.59m      18'2" x 15'0"
- BEDROOM  
3.64m x 3.47m      11'9" x 11'4"
  
- TYPE 1 - PLOT 360**
- KITCHEN / LIVING AREA  
8.90m x 3.07m      29'2" x 10'1"
- BEDROOM  
3.84m x 3.08m      12'6" x 10'1"
  
- TYPE 2 - PLOT 361**
- KITCHEN / LIVING AREA  
6.98m x 4.14m      22'9" x 13'6"
- BEDROOM  
3.64m x 3.41m      11'9" x 11'2"
  
- TYPE 3 - PLOT 362**
- KITCHEN / LIVING AREA  
6.89m x 3.83m      22'6" x 12'6"
- BEDROOM  
4.78m x 3.09m      15'7" x 10'1"

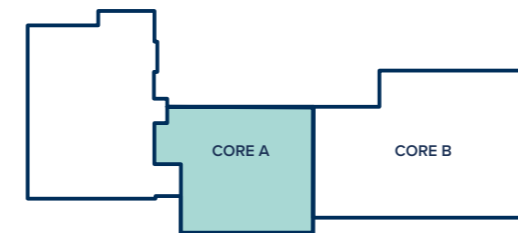






TYPE 16 - PLOT 363		TYPE 17 - PLOT 364		TYPE 12 - PLOT 365	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
7.21m x 3.82m	23'7" x 12'5"	6.33m x 5.59m	20'8" x 18'3"	5.54m x 4.88m	18'2" x 16'0"
BEDROOM 1		BEDROOM 1		BEDROOM 1	
4.02m x 3.37m	13'2" x 11'0"	4.93m x 2.89m	16'2" x 9'5"	4.41m x 2.85m	14'5" x 9'4"
BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.02m x 2.75m	13'2" x 9'0"	5.21m x 3.37m	17'1" x 11'1"	3.90m x 3.13m	12'8" x 10'3"
		BEDROOM 3			
		3.22m x 2.38m	10'5" x 7'8"		

C Cupboard  
W Wardrobe



TYPE 16 - PLOT 366		TYPE 18 - PLOT 367		TYPE 12 - PLOT 368	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
7.21m x 3.82m	23'7" x 12'5"	6.33m x 5.59m	20'8" x 18'3"	5.54m x 4.88m	18'2" x 16'0"
BEDROOM 1		BEDROOM 1		BEDROOM 1	
4.02m x 3.37m	13'2" x 11'0"	4.93m x 2.89m	16'2" x 9'5"	4.41m x 2.85m	14'5" x 9'4"
BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.02m x 2.75m	13'2" x 9'0"	5.21m x 3.37m	17'1" x 11'1"	3.90m x 3.13m	12'8" x 10'3"
		BEDROOM 3			
		3.22m x 2.38m	10'5" x 7'8"		

C Cupboard  
W Wardrobe



**CREST**  
NICHOLSON

# CAMPBELL WHARF GRAND COURT CORE B

An attractive collection of 1, 2 & 3 bedroom apartments with tranquility of the canal and the sound and feel of nature

1, 2 & 3 BEDROOM APARTMENTS







**TYPE 7 - PLOT 369**

KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"
BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"
BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"

**TYPE 8 - PLOT 370**

KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

**TYPE 9 - PLOT 371**

KITCHEN / LIVING AREA	
5.82m x 5.20m	19'1" x 17'1"
BEDROOM 1	
4.12m x 2.75m	13'5" x 9'0"
BEDROOM 2	
3.61m x 3.17m	11'9" x 10'4"

**TYPE 19 - PLOT 372**

KITCHEN / LIVING AREA	
8.48m x 3.45m	27'8" x 11'3"
BEDROOM 1	
4.34m x 3.56m	14'2" x 11'7"
BEDROOM 2	
4.34m x 2.39m	14'2" x 7'9"



C Cupboard  
W Wardrobe



**TYPE 7 - PLOT 373**

KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"
BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"
BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"

**TYPE 8 - PLOT 374**

KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

**TYPE 9 - PLOT 375**

KITCHEN / LIVING AREA	
5.82m x 5.20m	19'1" x 17'1"
BEDROOM 1	
4.12m x 2.75m	13'5" x 9'0"
BEDROOM 2	
3.61m x 3.17m	11'9" x 10'4"

**TYPE 10 - PLOT 376**

KITCHEN / LIVING AREA	
8.52m x 3.60m	27'9" x 11'8"
BEDROOM 1	
4.44m x 2.77m	14'6" x 9'1"
BEDROOM 2	
4.27m x 2.75m	14'0" x 9'0"



**TYPE 11 - PLOT 377**

KITCHEN / LIVING AREA	
5.80m x 4.68m	19'0" x 15'4"
BEDROOM 1	
4.49m x 2.95m	14'7" x 9'7"
BEDROOM 2	
4.55m x 2.75m	14'9" x 9'0"

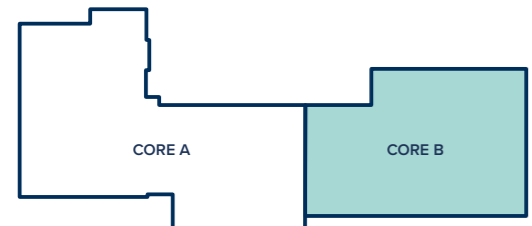
**TYPE 6 - PLOT 378**

KITCHEN / LIVING AREA	
8.19m x 3.23m	26'9" x 10'6"
BEDROOM	
4.70m x 3.15m	15'4" x 10'3"

C Cupboard  
W Wardrobe



TYPE 7 - PLOT 379		TYPE 8 - PLOT 380		TYPE 9 - PLOT 381		TYPE 10 - PLOT 382	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"	7.10m x 4.07m	23'3" x 13'4"	5.82m x 5.20m	19'1" x 17'1"	8.52m x 3.60m	27'9" x 11'8"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"	4.84m x 2.88m	15'9" x 9'4"	4.12m x 2.75m	13'5" x 9'0"	4.44m x 2.77m	14'6" x 9'1"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"	3.52m x 3.19m	11'5" x 10'4"	3.61m x 3.17m	11'9" x 10'4"	4.27m x 2.75m	14'0" x 9'0"

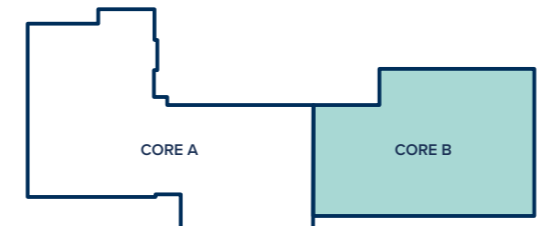


TYPE 11 - PLOT 383		TYPE 6 - PLOT 384	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
5.80m x 4.68m	19'0" x 15'4"	8.19m x 3.23m	26'9" x 10'6"
BEDROOM 1		BEDROOM	
4.49m x 2.95m	14'7" x 9'7"	4.70m x 3.15m	15'4" x 10'3"
BEDROOM 2			
4.55m x 2.75m	14'9" x 9'0"		

C Cupboard  
W Wardrobe



TYPE 7 - PLOT 385		TYPE 8 - PLOT 386		TYPE 9 - PLOT 387		TYPE 10 - PLOT 388	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"	7.10m x 4.07m	23'3" x 13'4"	5.82m x 5.20m	19'1" x 17'1"	8.52m x 3.60m	27'9" x 11'8"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"	4.84m x 2.88m	15'9" x 9'4"	4.12m x 2.75m	13'5" x 9'0"	4.44m x 2.77m	14'6" x 9'1"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"	3.52m x 3.19m	11'5" x 10'4"	3.61m x 3.17m	11'9" x 10'4"	4.27m x 2.75m	14'0" x 9'0"



TYPE 11 - PLOT 398		TYPE 6 - PLOT 399	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
5.80m x 4.68m	19'0" x 15'4"	8.19m x 3.23m	26'9" x 10'6"
BEDROOM 1		BEDROOM	
4.49m x 2.95m	14'7" x 9'7"	4.70m x 3.15m	15'4" x 10'3"
BEDROOM 2			
4.55m x 2.75m	14'9" x 9'0"		

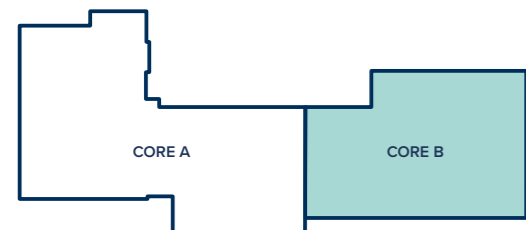
C Cupboard  
W Wardrobe





1 BEDROOM APARTMENT  
 2 BEDROOM APARTMENT

TYPE 7 - PLOT 391		TYPE 8 - PLOT 392		TYPE 9 - PLOT 393		TYPE 10 - PLOT 394	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"	7.10m x 4.07m	23'3" x 13'4"	5.82m x 5.20m	19'1" x 17'1"	8.52m x 3.60m	27'9" x 11'8"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"	4.84m x 2.88m	15'9" x 9'4"	4.12m x 2.75m	13'5" x 9'0"	4.44m x 2.77m	14'6" x 9'1"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"	3.52m x 3.19m	11'5" x 10'4"	3.61m x 3.17m	11'9" x 10'4"	4.27m x 2.75m	14'0" x 9'0"



TYPE 11 - PLOT 395		TYPE 6 - PLOT 396	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
5.80m x 4.68m	19'0" x 15'4"	8.19m x 3.23m	26'9" x 10'6"
BEDROOM 1		BEDROOM	
4.49m x 2.95m	14'7" x 9'7"	4.70m x 3.15m	15'4" x 10'3"
BEDROOM 2			
4.55m x 2.75m	14'9" x 9'0"		

C Cupboard  
W Wardrobe



1 BEDROOM APARTMENT  
 2 BEDROOM APARTMENT

TYPE 7 - PLOT 397		TYPE 8 - PLOT 398		TYPE 9 - PLOT 399		TYPE 10 - PLOT 400	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
8.30m x 3.45m	27'2" x 11'3"	7.10m x 4.07m	23'3" x 13'4"	5.82m x 5.20m	19'1" x 17'1"	8.52m x 3.60m	27'9" x 11'8"
BEDROOM 1		BEDROOM 1		BEDROOM 1		BEDROOM 1	
6.27m x 2.75m	20'6" x 9'0"	4.84m x 2.88m	15'9" x 9'4"	4.12m x 2.75m	13'5" x 9'0"	4.44m x 2.77m	14'6" x 9'1"
BEDROOM 2		BEDROOM 2		BEDROOM 2		BEDROOM 2	
4.52m x 2.75m	14'8" x 9'0"	3.52m x 3.19m	11'5" x 10'4"	3.61m x 3.17m	11'9" x 10'4"	4.27m x 2.75m	14'0" x 9'0"



TYPE 11 - PLOT 401		TYPE 6 - PLOT 402	
KITCHEN / LIVING AREA		KITCHEN / LIVING AREA	
5.80m x 4.68m	19'0" x 15'4"	8.19m x 3.23m	26'9" x 10'6"
BEDROOM 1		BEDROOM	
4.49m x 2.95m	14'7" x 9'7"	4.70m x 3.15m	15'4" x 10'3"
BEDROOM 2			
4.55m x 2.75m	14'9" x 9'0"		

C Cupboard  
W Wardrobe



# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	3 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric built-in double oven in stainless steel	•	•	
5 ring gas hob in stainless steel	•	•	•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
1.5 bowl sink and drainer in stainless steel	•	•	•
Single lever chrome mixer tap	•	•	•
Kitchen Island	•	•	
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Half height tiling around bath where a separate shower facility is provided in the home	•	•	
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
<b>DECORATION</b>			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
<b>JOINERY AND DOORS</b>			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
<b>HEATING</b>			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
<b>EXTERNAL FINISHES</b>			
Front gardens to be landscaped	•	•	•
External low energy security light fitted by front door	•	•	•
External tap to front	•	•	•
Paving slabbed Rear patio and terrace	•	•	
Canoe store	•	•	
<b>SECURITY AND PEACE OF MIND</b>			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.







**CREST  
NICHOLSON**

## **CAMPBELL WHARF**

Overgate, Milton Keynes,  
Buckinghamshire, MK9 4AD

For all enquiries please call

**Nick Yan**

**+852 9064 8554**

**n.yan@myproptech.com**



### **House Type Illustration**

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

### **Development Map/Site Plan**

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. STU8612/September 2023.

