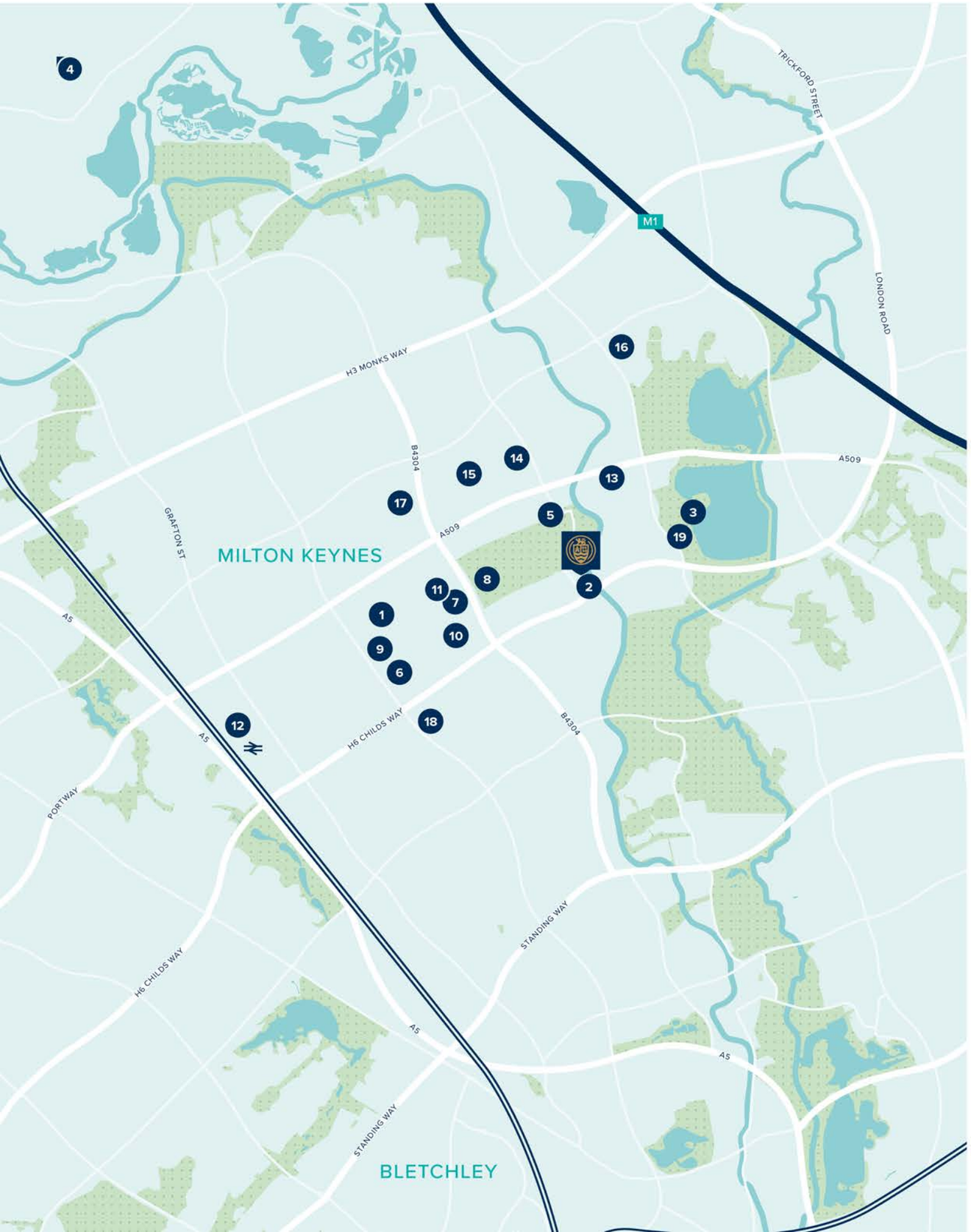
CREST NICHOLSON

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 BED APARTMENTS
4 & 5 BED HOUSES



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. Willen Primary 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)

CREST NICHOLSON

CAMPBELL WHARF
Overgate, Milton Keynes,
Buckinghamshire, MK9 4BJ

For all enquiries please call

01908 036 754
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, Luton Airport is 33 minutes away.

Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: OpenStreetMap.org.
STU8612/January 2023.

RECYCLED
Paper made from recycled material
FSC® C018381

CREST NICHOLSON

CAMPBELL WHARF

DEVELOPMENT PLAN

An attractive collection of 1, 2 & 3 bedroom apartments & 4 & 5 bedroom houses with tranquillity of the canal and the sound and feel of nature.

1, 2 & 3 BED APARTMENTS
4 & 5 BED HOUSES

3 BEDROOM HOMES
The Dragonfly

4 BEDROOM HOMES
The Kingfisher

5 BEDROOM HOMES
The Sapphire

APARTMENT BLOCKS
Canal House

▲ Mix of 1 and 2 bedroom apartments, S.106 shared ownership and S.106 affordable rented properties

CREST NICHOLSON

THE DRAGONFLY

The Dragonfly is an intelligently designed three bedroom townhouse which includes many popular features. A spacious kitchen, dining and family room occupies the ground floor: a flexible and bright space which benefits from double doors leading into the garden. Situated on the first floor is a separate, more formal, living room with double doors opening onto a roof terrace. The bedrooms are on the first and second floors, with those at the top benefiting from en suite bathrooms. The house also has a separate study, built in wardrobes and a utility room.

3 BEDROOM HOME

CREST NICHOLSON

THE DRAGONFLY
3 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY ROOM
3.63m x 3.41m 11'10" x 11'2"

KITCHEN / DINING AREA
4.07m x 5.75m 13'4" x 18'10"

FIRST FLOOR

LIVING ROOM
3.70m x 5.75m 12'1" x 18'10"

STUDY
1.57m x 2.27m 5'2" x 7'5"

BEDROOM 3
3.01m x 3.35m 9'10" x 11'0"

SECOND FLOOR

BEDROOM 1
3.00m x 5.75m 9'10" x 18'10"

BEDROOM 2
3.29m x 5.75m 10'10" x 18'10"

C Cupboard F/F Fridge/Freezer 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.

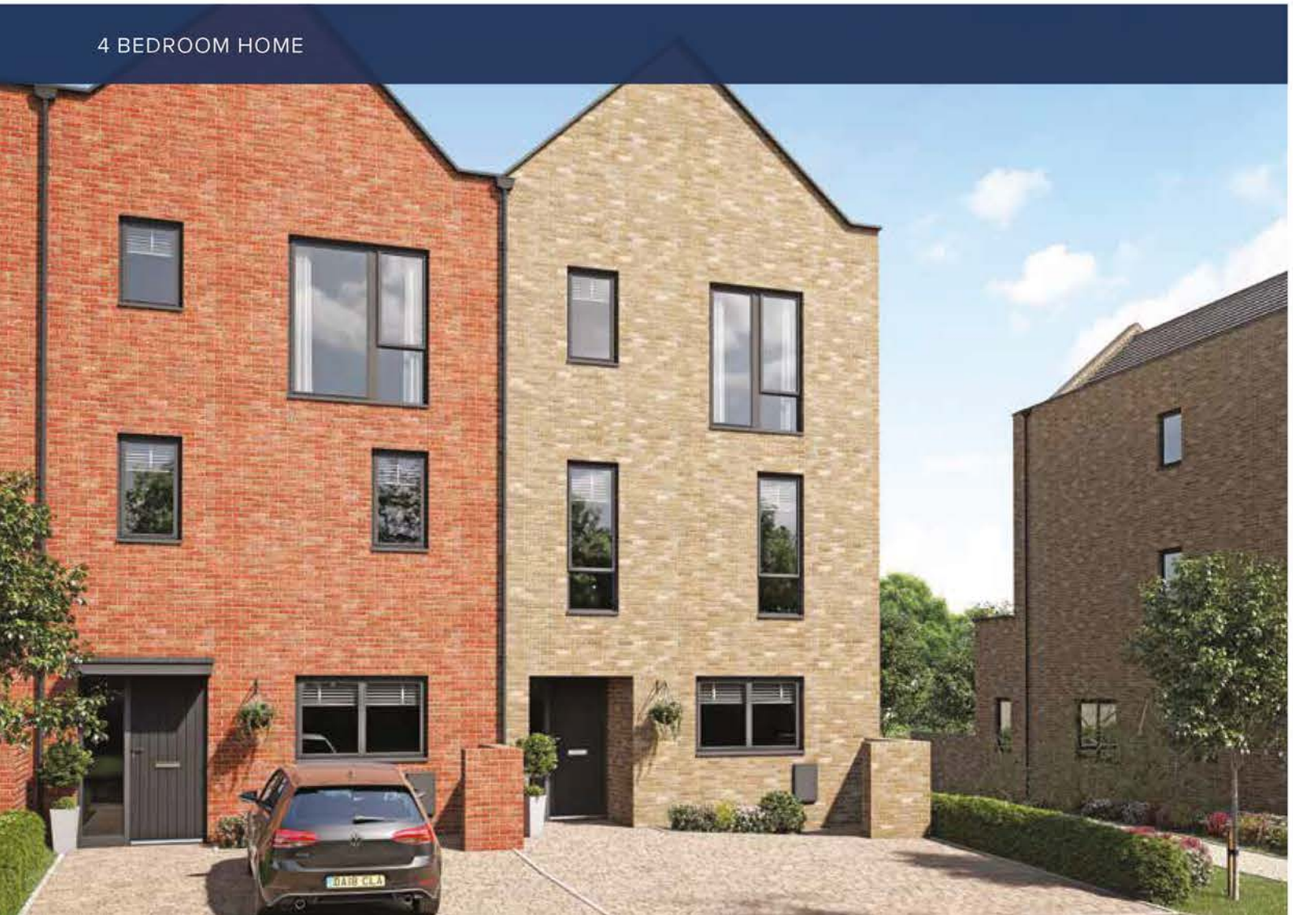
FSC www.fsc.org RECYCLED Paper made from recycled material FSC® C019602

CREST NICHOLSON

THE KINGFISHER

A three storey townhouse, the Kingfisher offers generous living spaces and enviable levels of natural light. A 25 foot kitchen, dining and family room which extends across the ground floor provides a flexible space. With the benefit of an adjoining utility room, this is perfect for entertaining. There's also a more formal living room on the first floor which has the added attraction of double doors leading to a generous roof terrace. Of the four bedrooms, two are en suite. Furthermore, home working can be kept separate from family life thanks to the inclusion of a study.

4 BEDROOM HOME



CREST NICHOLSON

THE KINGFISHER
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY ROOM	
7.67m x 3.41m	25'2" x 11'2"

KITCHEN / DINING AREA	
4.89m x 5.75m	16'0" x 18'10"

FIRST FLOOR

LIVING ROOM	
3.55m x 5.75m	11'7" x 18'10"

STUDY	
2.83m x 2.37m	9'3" x 7'9"

BEDROOM 3	
3.98m x 3.25m	13'1" x 10'8"

SECOND FLOOR

MAIN BEDROOM	
3.55m x 5.75m	11'7" x 18'10"

BEDROOM 2	
3.98m x 2.90m	9'6"1 x 3'1"

BEDROOM 4	
2.83m x 2.72m	9'3" x 8'11"

C Cupboard F/F Fridge/Freezer W Wardrobe ● Specification

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.

RECYCLED
Paper made from recycled material
FSC® C019602

CREST NICHOLSON

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

CREST NICHOLSON

THE SAPPHIRE
5 Bedroom Home

crestnicholson.com

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.

FSC www.fsc.org
RECYCLED
Paper made from recycled material
FSC® C019602

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

GRAND COURT CORE A - GROUND FLOOR

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"

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"

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"

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"

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"

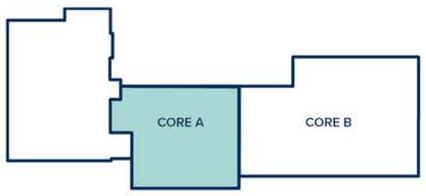
TYPE 2 - PLOT 361

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"

GRAND COURT CORE A - SIXTH FLOOR



2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

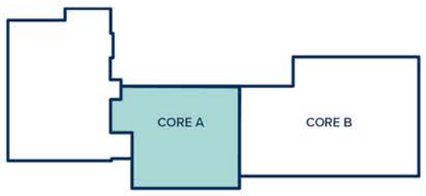
TYPE 16 - PLOT 363	
KITCHEN / LIVING AREA	
7.21m x 3.82m	23'7" x 12'5"
BEDROOM 1	
4.02m x 3.37m	13'2" x 11'0"
BEDROOM 2	
4.02m x 2.75m	13'2" x 9'0"

TYPE 17 - PLOT 364	
KITCHEN / LIVING AREA	
6.33m x 5.59m	20'8" x 18'3"
BEDROOM 1	
4.93m x 2.89m	16'2" x 9'5"
BEDROOM 2	
5.21m x 3.37m	17'1" x 11'1"
BEDROOM 3	
3.22m x 2.38m	10'5" x 7'8"

TYPE 12 - PLOT 365	
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"

C Cupboard
W Wardrobe

GRAND COURT CORE A - SEVENTH FLOOR



2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

TYPE 16 - PLOT 366	
KITCHEN / LIVING AREA	
7.21m x 3.82m	23'7" x 12'5"
BEDROOM 1	
4.02m x 3.37m	13'2" x 11'0"
BEDROOM 2	
4.02m x 2.75m	13'2" x 9'0"

TYPE 18 - PLOT 367	
KITCHEN / LIVING AREA	
6.33m x 5.59m	20'8" x 18'3"
BEDROOM 1	
4.93m x 2.89m	16'2" x 9'5"
BEDROOM 2	
5.21m x 3.37m	17'1" x 11'1"
BEDROOM 3	
3.22m x 2.38m	10'5" x 7'8"

TYPE 12 - PLOT 368	
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"

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

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

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

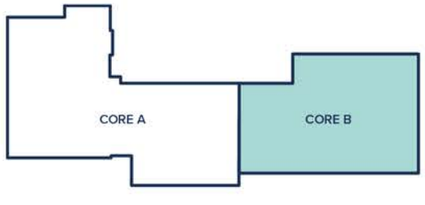
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

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

SHARED OWNERSHIP

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

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

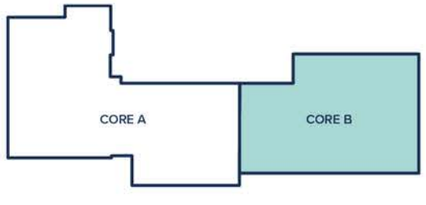
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

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

CAMPBELL WHARF

GRAND COURT CORE B - SECOND FLOOR

SHARED OWNERSHIP | 1 BEDROOM APARTMENT | 2 BEDROOM APARTMENT

TYPE 7 - PLOT 379

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 380

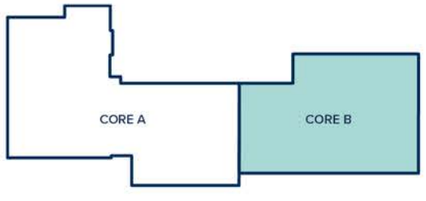
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

TYPE 9 - PLOT 381

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 382

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 383

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 384

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

CAMPBELL WHARF

GRAND COURT CORE B - THIRD FLOOR

1 BEDROOM APARTMENT | 2 BEDROOM APARTMENT

TYPE 7 - PLOT 385

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 386

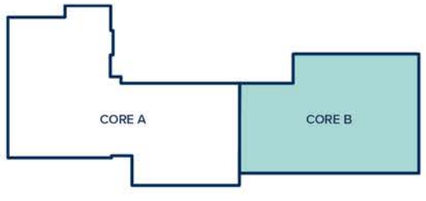
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

TYPE 9 - PLOT 387

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 388

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 398

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 390

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

CAMPBELL WHARF

GRAND COURT CORE B - FOURTH FLOOR

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

TYPE 7 - PLOT 391

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 392

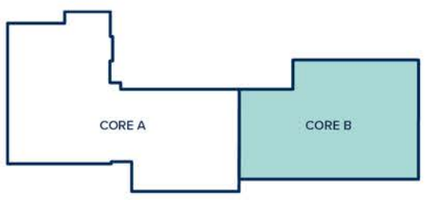
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

TYPE 9 - PLOT 393

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 394

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 395

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 396

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

CAMPBELL WHARF

GRAND COURT CORE B - FIFTH FLOOR

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

TYPE 7 - PLOT 397

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 398

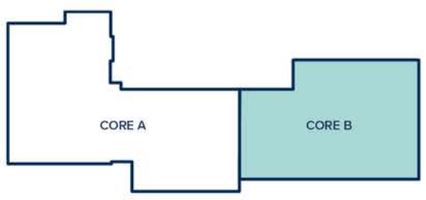
KITCHEN / LIVING AREA	
7.10m x 4.07m	23'3" x 13'4"
BEDROOM 1	
4.84m x 2.88m	15'9" x 9'4"
BEDROOM 2	
3.52m x 3.19m	11'5" x 10'4"

TYPE 9 - PLOT 399

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 400

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 401

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 402

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

SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	4 Bedroom Home ●	4 Bedroom Home ●	5 Bedroom Home
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel			
Electric built-under 1½ oven in stainless steel	•		
Electric built-in double oven in stainless steel		•	•
4 ring gas hob 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	•	•	•
Energy efficient integrated dishwasher	•*	•	•
Energy efficient integrated washing machine	•**		
Single bowl sink and drainer in stainless steel	•		
1.5 bowl sink and drainer in stainless steel		•	•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Soft close toilet seats	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home			
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	•	•	•
Energy efficient downlights in cloakroom	•	•	•

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

	4 Bedroom Home ●	4 Bedroom Home ●	5 Bedroom Home
UTILITY ROOM			
Sink to utility rooms ***	•	•	•
External door to utility rooms ****	•	•	•
ELECTRICAL			
Low energy LED downlighters in white to kitchen	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom 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	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
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	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
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.

RECYCLED
Paper made from recycled material
FSC® C019602

SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•	•	•
4 ring ceramic hob	•	•	•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood	•	•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient Washer/dryer to utility cupboard	•	•	•
Single bowl sink and drainer in stainless steel	•	•	•
Single lever chrome mixer tap	•	•	•
BATHROOM & EN SUITE			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings (where applicable)	•	•	•
Soft close toilet seats	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•	•	•
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 & en suites	•	•	•
ELECTRICAL			
USB charging points to Lounge, kitchen & bedrooms	•	•	•
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 & master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•

	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and balcony doors with chrome ironmongery, white inside & grey outside	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
ELECTRIC HEATING			
Megaflo hot water immersion heater Myson Finesse electrical radiators white towel radiator to bathrooms & ensuites	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•
Security entry phone system	•	•	•

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.

RECYCLED
Paper made from recycled material
FSC® C019602

CREST NICHOLSON

CAMPBELL WHARF

Overgate, Milton Keynes,
Buckinghamshire, MK9 4BJ

For all enquiries please call

01908 036 754
crestnicholson.com/campbellwharf

NEW HOMES QUALITY CODE

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 development plan 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 development plan does not in any way constitute or form any part of a contract of sale transfer or lease. A number of new homes on our developments are designated as affordable homes in accordance with the requirements of the section 106 planning agreement. These are specifically shown on the development plan as affordable housing and/or affordable rent or shared ownership properties to make it clear that they are not available for general sale. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales executive for further details. 1012750/September 2025

FSC www.fsc.org
RECYCLED
Paper made from recycled material
FSC® C019602