



Cauldwell

PROPERTY SERVICES



33 Fletton Dell, Woburn Sands, MK17 8EZ **Offers Over £210,000**

Set overlooking a beautiful lake and surrounded by green spaces and countryside walks, this first floor apartment offers great rooms, excellent condition, fantastic views across the lake, double glazed sash windows under cover parking and a long lease. All positioned in this modern development, close to the centre of Woburn Sands that is within walking distance to the train station and only a very short drive back into Milton Keynes.

This impressive apartment features a large, dual aspect living room that has the views out across the lake and is open plan, merging into the well designed kitchen dining area, this space features ample worksurface space, storage and benefits from fitted white goods. There are two bedrooms, the main being a good double and benefitting from an en-suite shower room, with both bedrooms enjoying views out across the lake as well. There is also a fitted bathroom, storage and an entrance hall with secure entry phone system. Outside there is the under cover allocated parking with additional visitors spaces also available.

Energy rating: B
Council tax band: B

ENTRANCE HALL

Door from communal hallway. Entry phone system. Radiator. Double storage cupboard. Doors to bedrooms, bathroom and open plan living and kitchen area.

LIVING ROOM 24'5 x 12 (7.44m x 3.66m)



Double glazed sash windows to front and side. Corner double glazed sash bay window overlooking the lake. Two radiators. Television point

KITCHEN AREA



Double glazed sash bay window to side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, gas hob and extractor over. Wall mounted combination boiler. Integral fridge freezer, dishwasher and washer/dryer.

BATHROOM



Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

BEDROOM ONE 15'4 x 9'3 (4.67m x 2.82m)



Double glazed sash bay window to front. Radiator. Door to ensuite.

ENSUITE



Double glazed obscure sash window to front. Three piece suite comprising shower cubicle with electric shower, close coupled wc and wash hand basin. Radiator. Extractor fan.

BEDROOM TWO 8'11 x 7'2 (2.72m x 2.18m)



Double glazed sash window to front. Radiator.

OUTSIDE

Undercover allocated parking with additional visitor spaces available.

The vendor has informed us that there is a 125 year lease from 2013, approx 109 years remaining. The ground rent is £331.00 per annum (fixed for ten years). The Service charge, inclusive of water rates is £1,600.00 per annum. This information has been provided by the vendor and must be confirmed before proceeding to purchase.

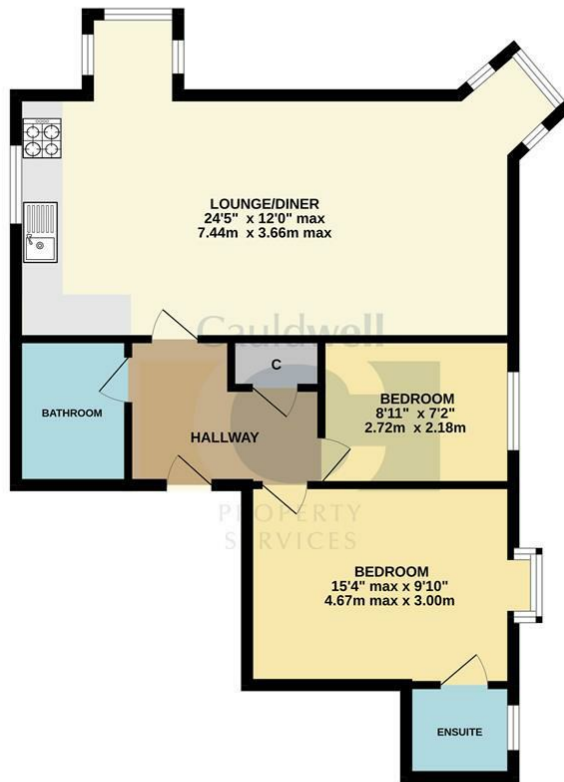
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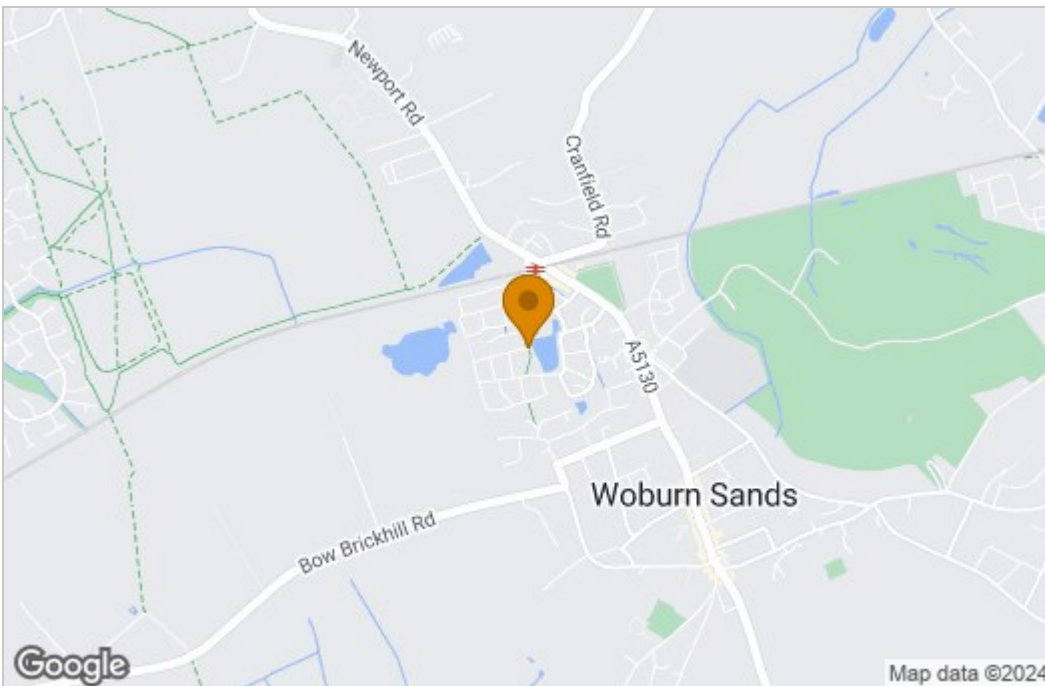
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Floor Plan

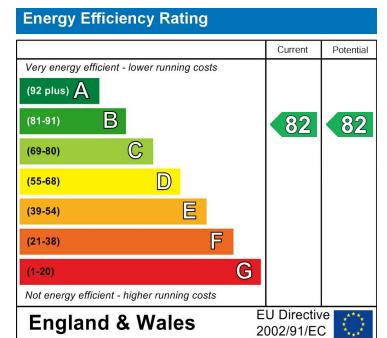


TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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