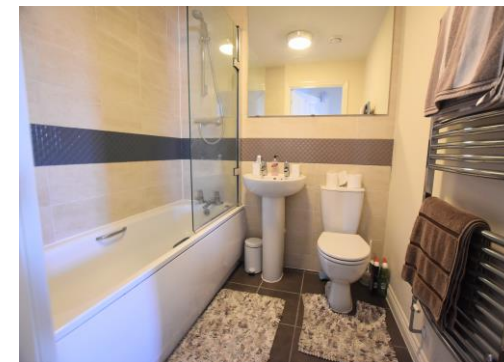




View of block



**£250,000**

This two-bedroom, third floor apartment with views over the lake is located in the popular town of Woburn Sands. The apartment is in good decorative order throughout and boasts an en-suite to the main bedroom, open planned living accommodation, and allocated parking. Further benefits include being in walking distance to the popular high street with all its amenities.

# Property Description

## **COMMUNAL ENTRANCE**

Stairs rising to all floors, security intercom, double glazed door to rear parking.

## **LOBBY**

Door to entrance hall.

## **ENTRANCE HALL**

Storage cupboard with hanging rail, radiator, access to loft space, doors to lounge/kitchen/diner, door to bedrooms and bathroom.

## **LOUNGE/KITCHEN/DINER**

Two double glazed sash windows to side aspect, two double glazed sash windows to front aspect. Two radiators. The kitchen area is fitted with a range of wall mounted and floor standing units with soft close drawers and work surface over, stainless steel one and a half bowl single drainer sink with mixer tap, built in electric oven with gas hob and extractor over, integrated fridge/freezer, washing machine and dishwasher, part tiled floor.

## **BEDROOM**

Double glazed bay window to front aspect. Radiator, door to en-suite.

## **EN-SUITE**

Obscure double glazed sash window to front aspect. Low level w.c. pedestal wash hand basin, walk in shower cubicle with splash back tiling, tiled floor, radiator, extractor fan.

## **BEDROOM TWO**

Double glazed sash window to front aspect. Radiator.

## **BATHROOM**

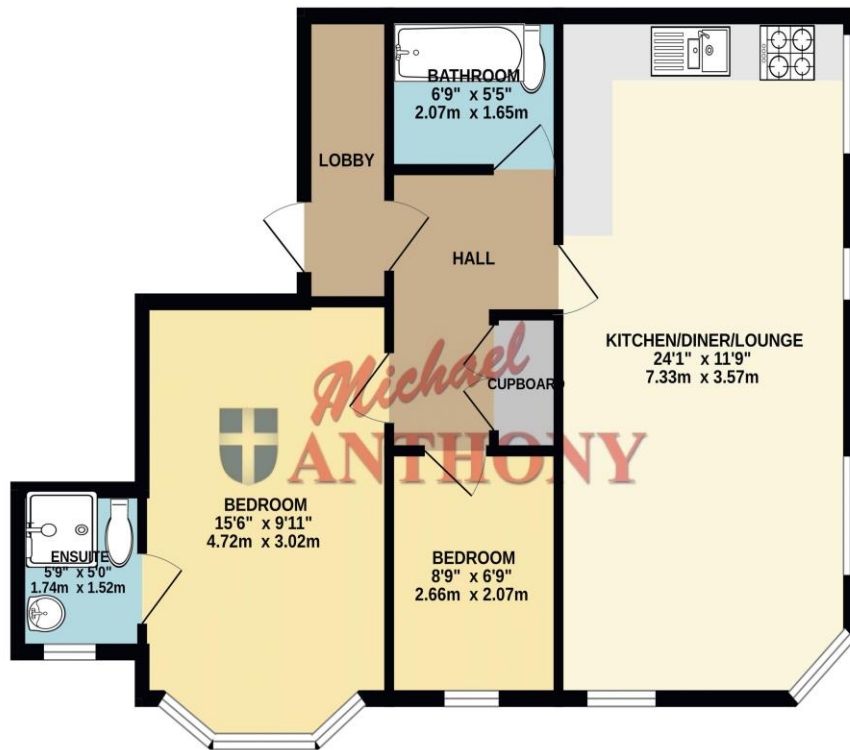
Tiled floor, heated towel rail, panelled bath with shower over, complementary tiling, low level w.c. pedestal wash hand basin.

## **OUTSIDE**

## **ALLOCATED PARKING**

Allocated parking for one car.

THIRD FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk