

property details **approval form**

45 Cranbrook, Woburn Sands, Milton Keynes, Buckinghamshire, MK17 8NB

Date: 29 October 2024

Property Ref and Version: WOS104896 - 0017

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Brown & Merry office: 9 High Street, Woburn Sands, MILTON KEYNES, Buckinghamshire, MK17 8RG

T 01908 583231 **E** WoburnSands@brownandmerry.co.uk

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>> **price**

guide price £100,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2017.

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > SECURE ENTRY-PHONE SYSTEM
- > FITTED KITCHEN
- > LOUNGE/DINER
- > COMMUNAL GROUNDS AND PARKING AREAS
- > CLOSE TO WOBURN SANDS HIGH STREET
- > EXTENDED LEASE
- > EPC Rating: E

>> **short description**

BRIGHT studio apartment in ESTABLISHED DEVELOPMENT with COMMUNAL GROUNDS and PARKING areas. Entered via a communal entrance with TELEPHONE ENTRY SYSTEM the apartment also has a PERSONAL ENTRANCE HALL with doors to the living area and bathroom. Excellent INVESTMENT or FIRST TIME PURCHASE OPPORTUNITY

>> **long description**

This 1st floor apartment is offered with the benefit of NO ONWARD CHAIN. Situated on a no-through road in Woburn Sands it is ideally situated close to the high street and commuter links. Accommodation and features include: security entry phone to communal hall and stairs leading to first floor, Personal entrance hall, lounge with bedroom area with fitted wardrobes, fitted kitchen, bathroom and ample parking for residents and visitors. Communal grounds with mature trees and shrubs surround the development. A Perfect first buy or buy to let investment. Situated opposite the recreation ground, nearby sports hall, convenience store & pubs & small walking distance further to Woburn Sands High Street which offers a local library service, hairdressers, several coffee shops, pubs and restaurants together with both a Co-op and Tesco express & also a monthly local community market. Located close to the A5, A421 & Junctions 13 & 14 of the M1 makes Woburn Sands an ideal area for the commuter by road or train with Bletchley or Central Milton Keynes Train Stations which both offer services directly into London Euston and Birmingham, also a local service from Bow Brickhill to Bedford.

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>> **room description**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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>> **room description**

Communal Entrance Hall

With communal security entrance door.

Entrance Hall

Personal entrance door. Airing cupboard housing Mega flow water cylinder. Fuse box.

Kitchen

6' 11" x 6' 11" (2.11m x 2.11m)

Fitted with a range of units at base and eye level fitted with composite worktops including breakfast bar. 1.5 bowl stainless steel sink Tiling to splash areas. Space for electric cooker. Plumbing for washing machine. Space for fridge or freezer. Laminate flooring. Wooden frame window to front.

Lounge

10' 4" x 11' 9" (3.15m x 3.58m)

Wooden framed window to front. Carpeted, Storage heater. TV point. Archway to bedroom area.

Bedroom Area

9' 1" into fitted wardrobe x 6' 10" (2.77m into fitted wardrobe x 2.08m)

Wooden frame window to front. Fitted wardrobes. Carpeted. Archway to kitchen.

Bathroom

Panel bath with Triton electric shower over & glazed shower screen. Wash hand basin. Low level wc. Part tiled. Extractor fan. Access to partly boarded loft space

Outside

Communal grounds with mature trees with allocated parking for one car & additional spaces for visitors.

Agent Notes

We have been advised that this property is leasehold with Ground rent of £520.00 per year & Service charges of £1152.00 but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.

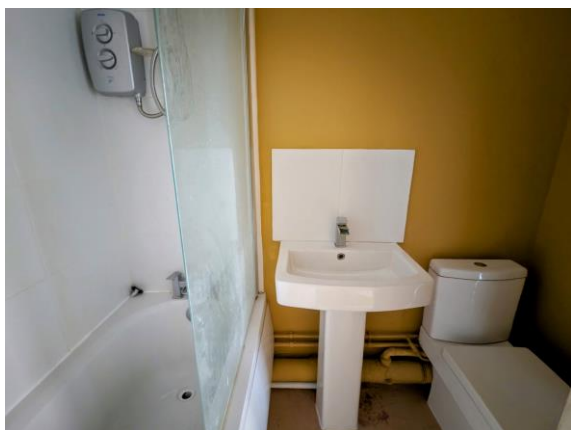
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>> property images



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>> floor plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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>> approval

	Signature	Date
Faye Wilson		
Mr A.M. Walker		

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