



**Daneswood, Heath Lane, Woburn Sands, Milton Keynes
MK17 8TW**

welcome to

Daneswood Heath Lane, Woburn Sands Milton Keynes

GROUND FLOOR apartment located within the much-desired residential area of Aspley Heath. With UNDISTURBED VIEWS of the wooded communal grounds approaching 3.5 acres, this EXCEPTIONAL home offers a lifestyle choice of TRANQUILITY, space and privacy all within walking distance of Woburn Sands.

Entrance Hall

L-shaped: Panel glazed door to the front with additional Panel glazed door plus window to the side. Door electric and gas meter cupboard. Door to airing cupboard with tank and shelving. Door to electric and gas meter cupboard. Coved ceiling. Central heating thermostat.

Lounge/dining Room

14' 8" x 12' 2" (4.47m x 3.71m)

Dual aspect room with two window to the front & two windows to the side. Double radiator. TV point. Pendant lighting x2. Laminate flooring.

Kitchen

11' 9" decreasing to 7'7" x 9' 3" decreasing to 5'2" (3.58m decreasing to 7'7" x 2.82m decreasing to 5'2")
Two windows to the side. Fitted with a range of grey high gloss wall, base and drawer units with composite work tops. Stainless steel sink & drainer unit with chrome mixer tap. Ceramic tiling. Integrated oven, electric hob with chimney style extractor fan. Plumbing and space for washing machine. Spaces for upright fridge freezer. Newly installed Baxi boiler and heating system serving central heating to radiators and domestic hot water.

Bedroom 1

13' 9" x 11' 3" decreasing to 9'2" (4.19m x 3.43m decreasing to 9'2")

Three windows to the side. Radiator. Coved ceiling. Double door wardrobe cupboard with shelf and hanging rail. Laminate flooring.

Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)

Two windows to the side. Radiator. Coved ceiling. Laminate flooring.

Bathroom

New fitted modern suite comprising of: Vanity unit with inset ceramic wash hand basin with mixer tap & under storage cupboard with shelving, panelled bath with chrome mixer tap & shower attachment & glass shower panel and low level WC. Towel rail. Electric shaver point. Part ceramic tiled walls. Laminate flooring. Window to the side.

Garage

With up & over door in separate block.

Gardens

Superbly landscaped communal gardens approaching three acres. Laid mainly to grass with a variety of mature specimen trees and shrubs. Single walkways. The apartment is approached via a sweeping driveway, parking is available to the front of the building.

Agents Note:

We have been advised that this property is leasehold with an annual Service charge of £3200.00 for general building upkeep, window cleaning as well as garden upkeep, ground rent & buildings insurance.. We 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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Daneswood, Heath Lane, Woburn Sands, Milton Keynes

- TWO BEDROOM GROUND FLOOR REFURBISHED APARTMENT
- GARAGE IN BLOCK
- 999 YEAR LEASE
- SUPERB LANDSCAPED SURROUNDINGS
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: D

guide price

£350,000



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

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
WOS104585 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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