



**Asplands House, Asplands Close, Woburn Sands,
Milton Keynes MK17 8XD**

welcome to

Asplands House, Asplands Close, Woburn Sands, Milton Keynes.

Accessible, practical and wonderfully luxurious these ultra modern energy efficient and low carbon over 55's apartments offer a future proof home located in a secure gated development within Woburn Sands town centre. A turn key home, fitted with all appliances and flooring!



Independent living means you will no longer have to worry about day-to-day matters such as external building maintenance, gardening, building insurance or window cleaning, leaving you free to enjoy the next chapter of your life.

These fully accessible homes have been designed taking into account your current and future needs. Choose from our selection of modern two bedroom apartments, all with secure entry, their own front door, fully fitted kitchens and stylish bathrooms.

Our independent living apartments are designed to meet the specific needs of older people who want to continue to maintain an independent lifestyle and live life to the full. These low maintenance homes combine elegance with practical features designed to make life a little easier. Filled with helpful touches such as filtered hot and cold water plus steaming hot tap and a Lutron lighting system, these luxury homes are designed for your increased comfort and convenience.

Living / Dining Area

17' 4" x 13' 1" (5.28m x 3.99m)

Kitchen

12' 8" x 6' 9" (3.86m x 2.06m)

Bedroom 1

14' 4" x 10' 8" (4.37m x 3.25m)

En-Suite

6' 6" x 7' 2" (1.98m x 2.18m)

Bedroom 2

14' 4" x 9' 5" (4.37m x 2.87m)

Bathroom

6' 2" x 7' 2" (1.88m x 2.18m)

Patio & Garden Area

Agents Note



view this property online [brownandmerry.co.uk/Property/WOS104779](https://www.brownandmerry.co.uk/Property/WOS104779)



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Asplands House, Asplands Close, Woburn Sands, Milton Keynes

- GROUND FLOOR LUXURY APARTMENTS
- OVER 55'S INDEPENDENT LIVING
- GARDEN AREA WITH PATIO
- OPEN PLAN LOUNGE/KITCHEN/DINER
- DESIGNATED PARKING

Tenure: Leasehold EPC Rating: B

£525,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WOS104779 - 0003

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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