



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

**welcome to**

## **Asplands House Asplands Close, Woburn Sands Milton Keynes**

Offering an over 55's retreat into luxury living this high specification complex of only 13 apartments is set just off a thriving High Street in the beautiful town of Woburn Sands. A popular location for Londoners seeking relaxation within a country setting but with all services close to hand.

### **Living / Dining Area**

17' 4" x 12' 5" ( 5.28m x 3.78m )

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### **Kitchen**

11' 8" x 8' 5" ( 3.56m x 2.57m )

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### **Bedroom 1**

13' 8" x 10' 5" ( 4.17m x 3.17m )

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### **En-Suite**

5' 2" x 6' 6" ( 1.57m x 1.98m )

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### **Bedroom 2**

13' 8" x 9' 8" ( 4.17m x 2.95m )

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### **Bathroom**

6' 9" x 7' 5" ( 2.06m x 2.26m )

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### **Balcony**

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### **Agent Notes**

It is our understanding that the property is not yet registered at the Land Registry. A draft lease will be created for the property, please ask the branch for details of the proposed draft lease, restrictions that may apply, these have been provided by the instructing vendor. We understand the preparation of title will take place during the conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential timeframes involved

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We have been advised that this property is Leasehold 125 years with annual ground rent of £250.00 & service charges of £1381.00 but have not inspected a copy of the Lease & prospective buyers are advised to check the current position & terms through their own solicitor.

DEVELOPER reserves the right to change specifications, designs, floorplans and site plans at any time. These images are of the Show Home and are indicative only and can be subject to change. Variations to the internal, external design and any landscaping may occur. Please check for up to date information with a member of our Sales Team before reservation. All lifestyle images and location imagery are indicative only.



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## Asplands House Asplands Close, Woburn Sands Milton Keynes

- FIRST FLOOR APARTMENT WITH BALCONY
- OVER 55'S INDEPENDENT LIVING
- SPEAK TO BRANCH ABOUT OTHER APARTMENTS AVAILABLE
- SECURE GATED DEVELOPMENT / DESIGNATED PARKING
- DIRECT ACCESS TO TOWN CENTRE

Tenure: Leasehold EPC Rating: B

**£515.000**



**view this property online** [brownmerry.co.uk/Property/WOS104783](https://www.brownmerry.co.uk/Property/WOS104783)

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:  
WOS104783 - 0002

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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