

property details **approval form**

51 Greensand View, Woburn Sands, Milton Keynes, Buckinghamshire, MK17 8GR

Date: 15 July 2024

Property Ref and Version: WOS105226 - 0003

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

£210,000

Tenure: Leasehold

>> **key features**

- > Two Bedrooms
- > Immaculately Presented Top Floor Apartment
- > Open Plan Living Area with Juliet Balcony
- > Solar Panels
- > Council Tax Band B
- > Allocated Parking Space
- > MUST BE VIEWED!!
- > Ground Floor Security Entrance
- > EPC Rating: C

>> **short description**

Beautiful Two Bedroom TOP FLOOR Apartment with Dual Aspect OPEN PLAN LIVING, Juliet Balcony and ALLOCATED PARKING. Must be viewed!!

>> **long description**

Brown and Merry are delighted to introduce this extremely well presented top floor apartment set close to the lake within the desirable Parklands development of Woburn Sands. This well-appointed apartment boasts a bright and airy, open plan kitchen, dining and lounge space with Juliet balcony, two bedrooms and family bathroom. The property also benefits from having solar panels and allocated parking for one car.

A true gem in the picturesque village of Woburn Sands and within walking distance of a lively and vibrant village centre with a multitude of local shops, pubs and restaurants. With a street market monthly and community theatre and music venue's locally, Woburn Sands also offers good schooling, rail and bus routes both to Bletchley, Bedford and Milton Keynes.

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>> **room description**

Entrance Hall

Security entry phone, storage cupboard housing the hot water tank, carpet and radiator.

Lounge / Diner

12' 1" x 8' 11" narrowing to 4' 2" (3.68m x 2.72m narrowing to 1.27m)

Carpet, two radiators and double glazed window to the side. Double glazed doors with Juliet balcony to the front. Opens into the kitchen.

Kitchen

8' 11" x 8' 4" narrowing to 5' 1" (2.72m x 2.54m narrowing to 1.55m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with mixer tap and drainer, integrated oven and hob with stainless steel extractor over. Spaces for a washing machine, dishwasher and fridge/freezer. Vinyl flooring and ceiling extractor. Boiler and double glazed window to the side.

Bedroom One

13' 10" narrowing to 10' 1" x 8' 4" (4.22m narrowing to 3.07m x 2.54m)

Carpet, radiator, loft access and double glazed window to the front.

Bedroom Two

8' 3" x 7' 6" (2.51m x 2.29m)

Space for wardrobes, radiator, carpet and double glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin, close couple WC and panelled bath with mixer tap and shower attachment. Storage cupboard with display shelves, shaver point and radiator.

Outside

Parking

Allocated parking for one car.

Agents Note

We have been advised that this property is leasehold 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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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Faye Wilson		
Mrs S.E. Lourence		

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