



**Fletton Dell, Woburn Sands, Milton Keynes, MK17 8EZ**

**welcome to**

## **Fletton Dell, Woburn Sands, Milton Keynes**

GROUND FLOOR, TWO-BEDROOM apartment in the very popular Parklands development. With a good size KITCHEN / DINING/ LIVING room, plus allocated PARKING.

### **Entrance Hall**

Cupboard with light, housing the combi boiler, warm oak luxury vinyl flooring, radiator and fitted cupboard with hanging rail.

### **Lounge / Diner / Kitchen**

24' 6" x 11' 11" ( 7.47m x 3.63m )

Lounge Area: Warm oak luxury vinyl flooring, radiator and double-glazed window to the front.

Kitchen Area: Fitted kitchen with a mix of wall and base units with composite work surface over, stainless steel sink with mixer tap and drainer, oven and hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Warm oak luxury vinyl flooring, radiator and double-glazed window to the rear.

### **Bedroom One**

12' 11" x 9' 10" ( 3.94m x 3.00m )

Carpet, radiator and double-glazed window to the front.

### **Bedroom Two**

9' 6" x 7' 1" ( 2.90m x 2.16m )

Carpet, radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with composite sink with black mixer tap set in a vanity unit with drawers underneath, WC and panelled bath with black rain shower over, mixer tap and hand attachment. Black towel warmer and tiled flooring. Double-glazed, obscured, window to the rear.

### **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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welcome to

## Fletton Dell, Woburn Sands, Milton Keynes

- COUNCIL TAX BAND B
- CHAIN FREE
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WOS105256 - 0005

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