



**Aspley Court Woburn Road, Woburn Sands Milton  
Keynes MK17 8PA**

**welcome to**

## **Aspley Court Woburn Road, Woburn Sands Milton Keynes**

This one-bedroom, GROUND FLOOR APARTMENT is for RESIDENTS OF OVER 55 YEARS OF AGE, and has a SPACIOUS LOUNGE/DINING ROOM and BRIGHT KITCHEN. The complex is conveniently situated WITHIN 500 METERS OF HIGH STREET AMENITIES.

### **Communal Entrance**

Enter by secure entry door.

### **Entrance Hall**

Wooden door to the front, intercom entry system, storage cupboard housing the hot water tank, storage cupboard with shelving, carpet, and storage heater. Doors to the lounge, bedroom and shower room.

### **Lounge**

17' 3" x 13' 1" max ( 5.26m x 3.99m max )

TV point, storage heater and two double-glazed windows, one a bay window, to the front. Archway through to the kitchen.

### **Kitchen**

8' 2" x 5' 7" ( 2.49m x 1.70m )

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer taps, integrated electric oven, microwave and hob with extractor fan over. Space for a fridge/freezer. Laminate flooring and electric heater. Double-glazed window to the front

### **Bedroom**

11' x 8' 9" ( 3.35m x 2.67m )

Storage heater, carpet and double-glazed window to the front.

### **Shower Room**

Partially tiled with pedestal wash hand basin with mixer taps, WC and walk-in shower with shower head and glass screen. Chrome towel rail, built-in shelving and extractor fan.

### **Outside**

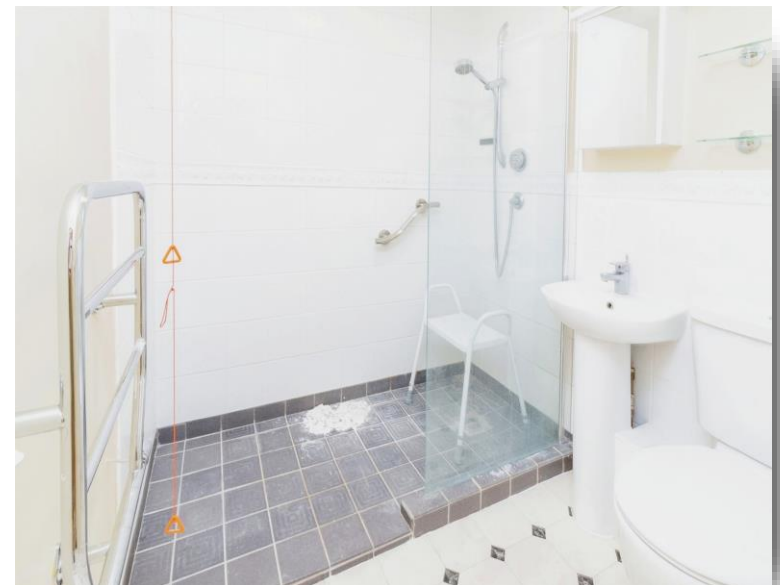
Communal gardens, parking and visitor parking.

### **Agents Note**

We have been advised that this property is leasehold buy have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



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](http://www.focalagent.com)





**welcome to**

**Aspley Court Woburn Road,  
Woburn Sands Milton Keynes**

- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- NO UPPER CHAIN
- WITHIN 500 METERS OF HIGH STREET AMENITIES
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£128,000**



**view this property online** [brownandmerry.co.uk/Property/WOS105319](https://www.brownandmerry.co.uk/Property/WOS105319)



Property Ref:  
WOS105319 - 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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