



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

**welcome to**

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

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

### **Communal Entrance:**

Entered via secure entry.

### **Entrance Hall:**

Intercom entry phone, emergency pull cord, storage heater, shelved storage cupboard, cupboard housing water tank, carpet as fitted, doors to lounge, bedroom and bathroom.

### **Lounge:**

17' 3" max x 12' 11" max ( 5.26m max x 3.94m max )  
Carpet as fitted, storage heater, two double glazed windows to rear, electric heater, ceiling light and fan, sliding door to kitchen.

### **Kitchen:**

8' 2" x 5' 7" ( 2.49m x 1.70m )  
Fitted with a range of wall and base units with work surfaces over, electric heater, single bowl stainless steel sink with drainer, hot and cold tap, partly tiled, space for electric cooker, fridge/freezer and washing machine, double glazed window to rear.

### **Bedroom:**

11' 2" x 8' 4" ( 3.40m x 2.54m )  
Double glazed window to rear, ceiling light and fan, storage heater, built-in wardrobe with mirrored sliding doors, loft hatch.

### **Bathroom:**

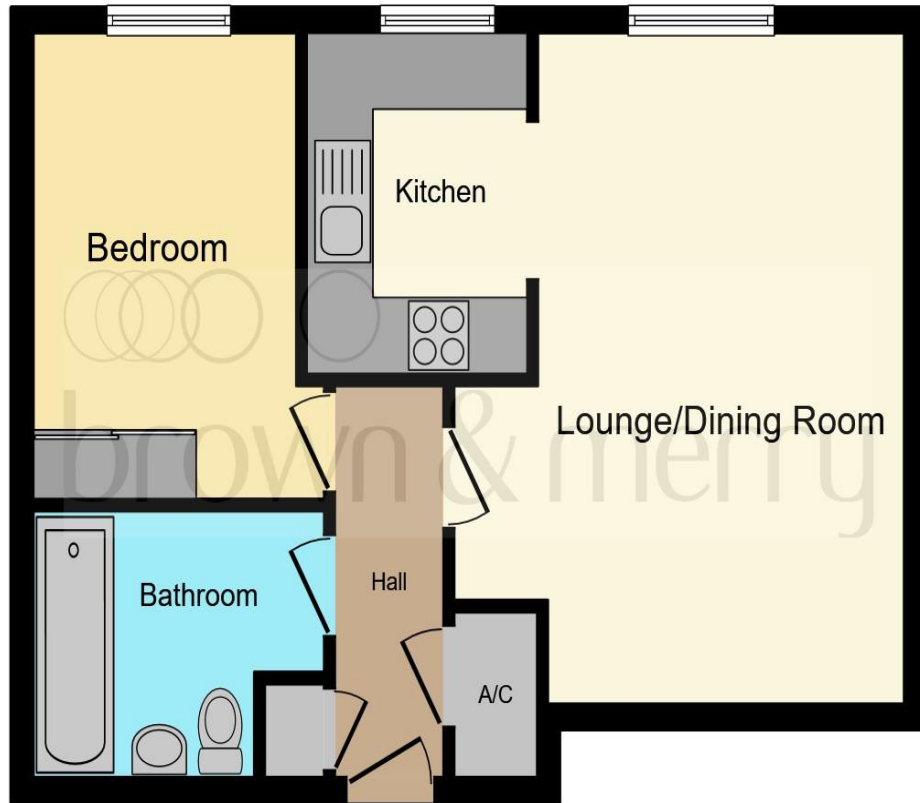
Fitted with a suite to comprise: Panelled bath with support chair and entry and shower over, wash hand basin with storage and w.c. Partly tiled, two mirrors.

### **Outside:**

Communal gardens and parking for residents and visitors.

### **Agent's Note:**

There is a site manager, laundry room and games room.



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

- CHAIN FREE!
- ONE DOUBLE BEDROOM
- CLOSE WALK TO HIGH STREET
- COMMUNAL GARDENS
- RESIDENT AND VISITOR PARKING

Tenure: Leasehold EPC Rating: Awaited

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.

# £135,000



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Property Ref:  
WOS105316 - 0004

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