



**Greensand View, Woburn Sands, Milton Keynes, MK17 8GQ**

**welcome to**

## **Greensand View, Woburn Sands, Milton Keynes**

Ideal for First Time Buyers! First floor apartment TWO-BEDROOM in the very popular Parklands development. With a lounge /diner and good size kitchen, plus allocated PARKING.

### **Entrance Hall**

Telecom entry system, storage cupboard, airing cupboard, tiled flooring and radiator. Doors to the lounge/diner, bathroom and both bedrooms.

### **Lounge / Diner**

17' 4" max x 13' 10" ( 5.28m max x 4.22m )

Open to the kitchen. Three double-glazed windows to the front and two double-glazed windows to the side. Two built-in audio speakers, TV point, wood flooring, and radiator.

### **Kitchen**

12' 5" x 5' 2" ( 3.78m x 1.57m )

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 bowl stainless steel sink with mixer tap and drainer, electric oven and electric hob with stainless steel, chimney style, extractor fan over. Integrated dishwasher and washer/dryer. Space for a fridge/freezer. Tiled flooring and double-glazed window to the side.

### **Bedroom One**

13' 9" x 8' 3" ( 4.19m x 2.51m )

TV point, built-in ceiling audio speaker, wood flooring and radiator. Two double-glazed windows to the front.

### **Bedroom Two**

11' 9" x 8' 3" ( 3.58m x 2.51m )

Wood flooring, radiator and two double-glazed windows to the front.

### **Bathroom**

Partially tiled with wash hand basin with hot and cold separate taps, WC and bath with mixer tap and shower attachment. Towel rails, spotlights, tiled flooring, radiator, and extractor fan.

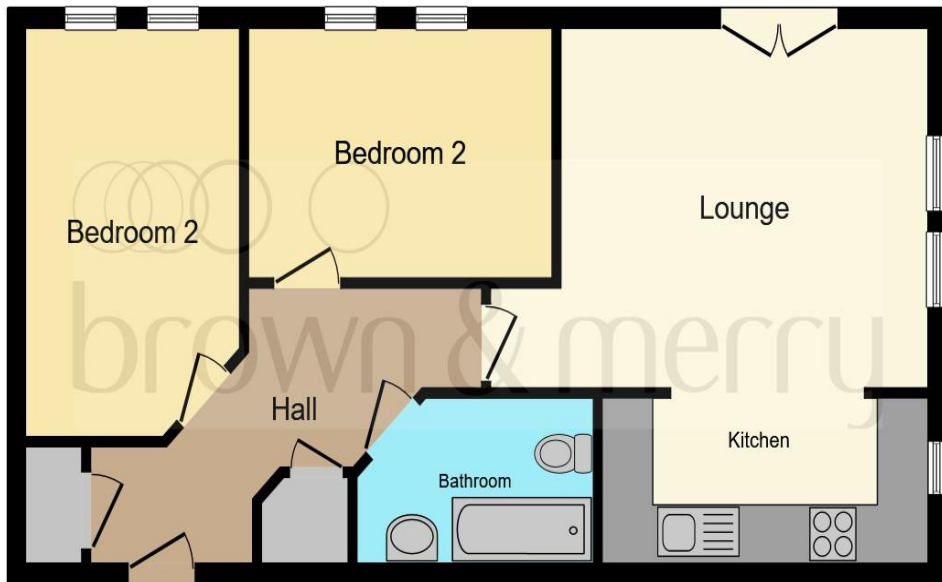
### **Outside**

#### **Parking**

Allocated parking.

#### **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.



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  
**Greensand View,**  
**Woburn Sands Milton Keynes**

- TWO-BEDROOM FIRST FLOOR APARTMENT
- SITTING/ DINING ROOM
- ALLOCATED PARKING SPACE
- POPULAR LAKESIDE DEVELOPMENT
- COUNCIL TAX BAND B

Tenure: Leasehold EPC Rating: Awaited

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.

offers in excess of

**£215,000**



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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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