



**Cable Crescent, Woburn Sands MILTON KEYNES MK17 8GG**



**welcome to**

## **Cable Crescent, Woburn Sands MILTON KEYNES**

Ideal for First Time Buyers! Top floor TWO-BEDROOM apartment in the very popular Parklands lakeside development. With an OPEN-PLAN reception/kitchen with French doors opening to a JULIET BALCONY, and allocated PARKING.

### **Communal Entrance**

Secure intercom entry. Stairs leading to top floor.

### **Entrance Hall**

Personal front door. Doors to all rooms. Airing cupboard housing hot water tank. Storage cupboard.

Laminate flooring. Intercom entry system.

### **Double Reception/Kitchen**

17' 11" max x 17' 6" max ( 5.46m max x 5.33m max )

Two double glazed windows to side. French doors to Juliet balcony. Radiator. TV point. Telephone point. Space for soft seating. Laminate flooring.

Kitchen area fitted with a range of gloss fronted units at base and eye-level. Stainless steel sink and drainer with mixer tap. Electric oven and gas hob with hood over. Built-in fridge/freezer. Space and plumbing for washing machine and dishwasher.

### **Bedroom One**

13' 6" x 8' 4" ( 4.11m x 2.54m )

Double glazed window to side. Radiator. Telephone point.

### **Bedroom Two**

11' 8" x 8' 4" ( 3.56m x 2.54m )

Two double glazed windows to side. Radiator.

### **Shower Room**

8' 8" x 5' 1" ( 2.64m x 1.55m )

Double shower enclosure. Vanity unit with wash hand basin. Low level WC. Towel rail. Extractor fan. Downlights.

### **Parking**

Allocated off road parking for one car. Visitor parking available on road.

### **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

Cable Crescent,

## Woburn Sands MILTON KEYNES

- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM WITH JULIET BALCONY
- ALLOCATED PARKING SPACE
- TOP FLOOR
- EXCELLENT CONDITION THROUGHOUT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



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Property Ref:  
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