



Cable Crescent, Woburn Sands Milton Keynes MK17 8GG

welcome to

Cable Crescent, Woburn Sands Milton Keynes

A lovely spacious ground floor apartment, located on the quieter side of the Parklands development away from traffic noise and business.

Entrance Hall

Carpeted. Storage cupboard. Radiator. Doors to all rooms.

Lounge

14' 2" narrowing to x 13' 11" (4.32m narrowing to x 4.24m)

Fully carpeted. Two Radiators. Double glazed window to the side and rear aspects.

Kitchen

8' 11" narrowing to x 8' 5" (2.72m narrowing to x 2.57m)

Fitted with a range of wall and base units with splash backs. Combi boiler. Gas cooker and gas hob. Electric fan. Space for washing machine. Double glazed window to the rear aspect.

Bedroom 1

11' narrowing to x 8' 2" (3.35m narrowing to x 2.49m)

Fully carpeted. Radiator. Double glazed widow to the side aspect.

Bathroom

WC and pedestal wash hand basin. Panelled bath with mixer tap. Shower. Electric fan. Tiling to the floor.



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



welcome to
Cable Crescent,

Woburn Sands Milton Keynes

- ONE BEDROOM GROUND FLOOR FLAT
- LOUNGE
- KITCHEN
- BATHROOM
- GREAT LOCATION

Tenure: Leasehold EPC Rating: C

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.

guide price

£185,000



view this property online [brownandmerry.co.uk/Property/WOS105548](https://www.brownandmerry.co.uk/Property/WOS105548)



Property Ref:
WOS105548 - 0008

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)