



Greensand View, Woburn Sands, MK17 8GR

Price: £275,000 Leasehold



A very well presented top floor two double bedroom, two bathroom apartment with large covered westerly facing balcony and views towards the lake. From the ground floor communal area there is a lift and stairs rising to all floors.



Greensand View

Woburn Sands, MK17 8GR

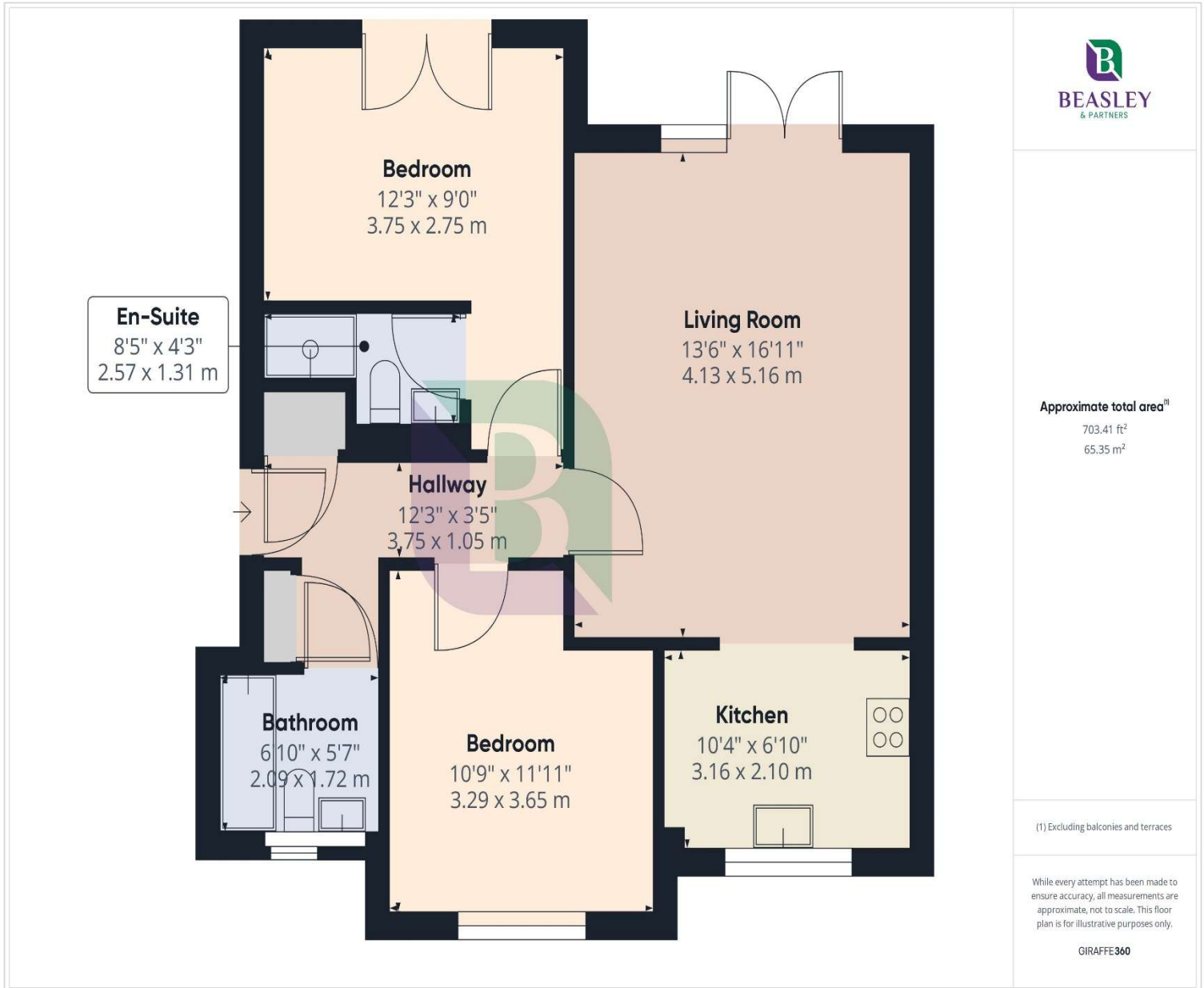


The vendor has informed the agent of:

Appx Lease Remaining – 984 years
Annual Service Charge – £1597.63
Annual Ground Rent – £115
Council Tax Band - B
EPC Rating C

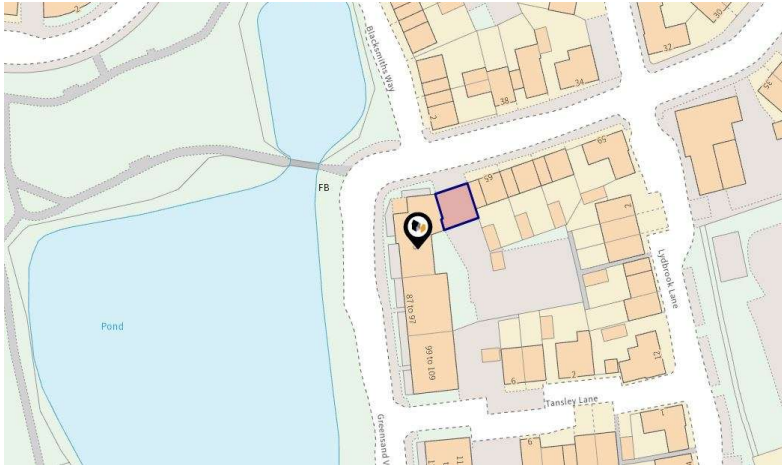


From the secure communal entrance there is a lift and stairs rising to the top floor where you will find this well-presented apartment. There is an open plan lounge/dining and kitchen with a range of integrated appliances to include a double oven, hob, chimney style extractor, washer/dryer and fridge/freezer, double doors from the lounge area open to a good size covered westerly facing balcony giving views towards the lake. With two double bedrooms, the master with double doors opening to a juliet style balcony, fitted wardrobes and an en-suite. There is a main bathroom and outside an allocated parking space and a bin store.



Situated just off the Station Road in Woburn Sands, with a lake and green areas in close proximity as well as local schools. The main hub of Woburn Sands is also close by with its high street where you will find a variety of shops, boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10-15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world-renowned Woburn Golf course.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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