



Aspley Court, Woburn Road, Woburn Sands, MK17 8PA
Price £145,000 Leasehold



Set just off the Woburn Sands High Street is this very well-presented ground floor one bedroom apartment offered for sale with no above chain. The property is offered to those of 55 year of age and over and is a great little private haven within secure community living.



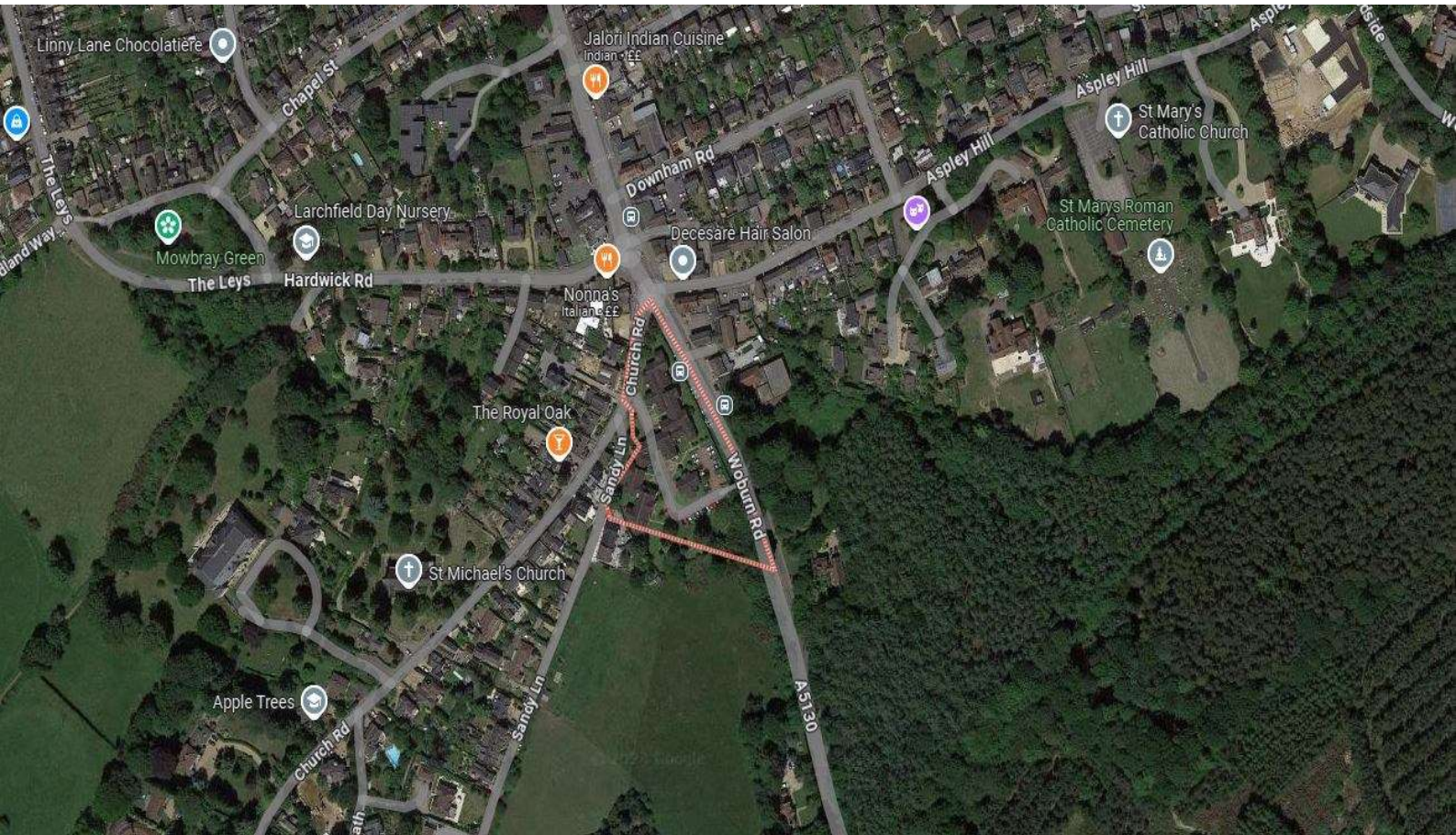
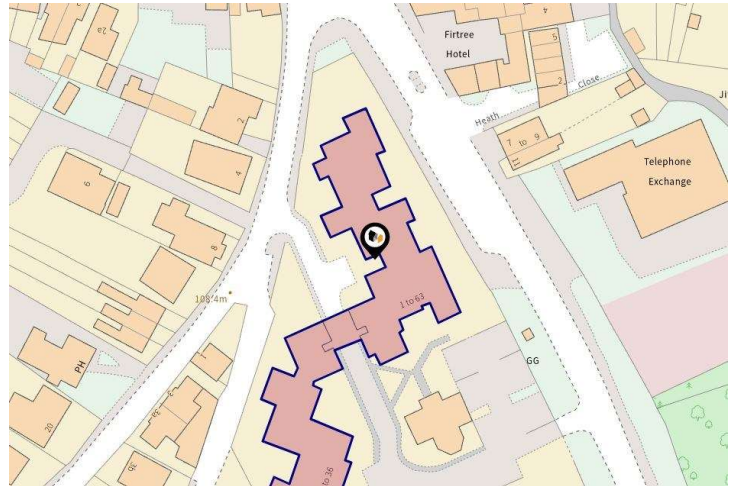
Woburn Road

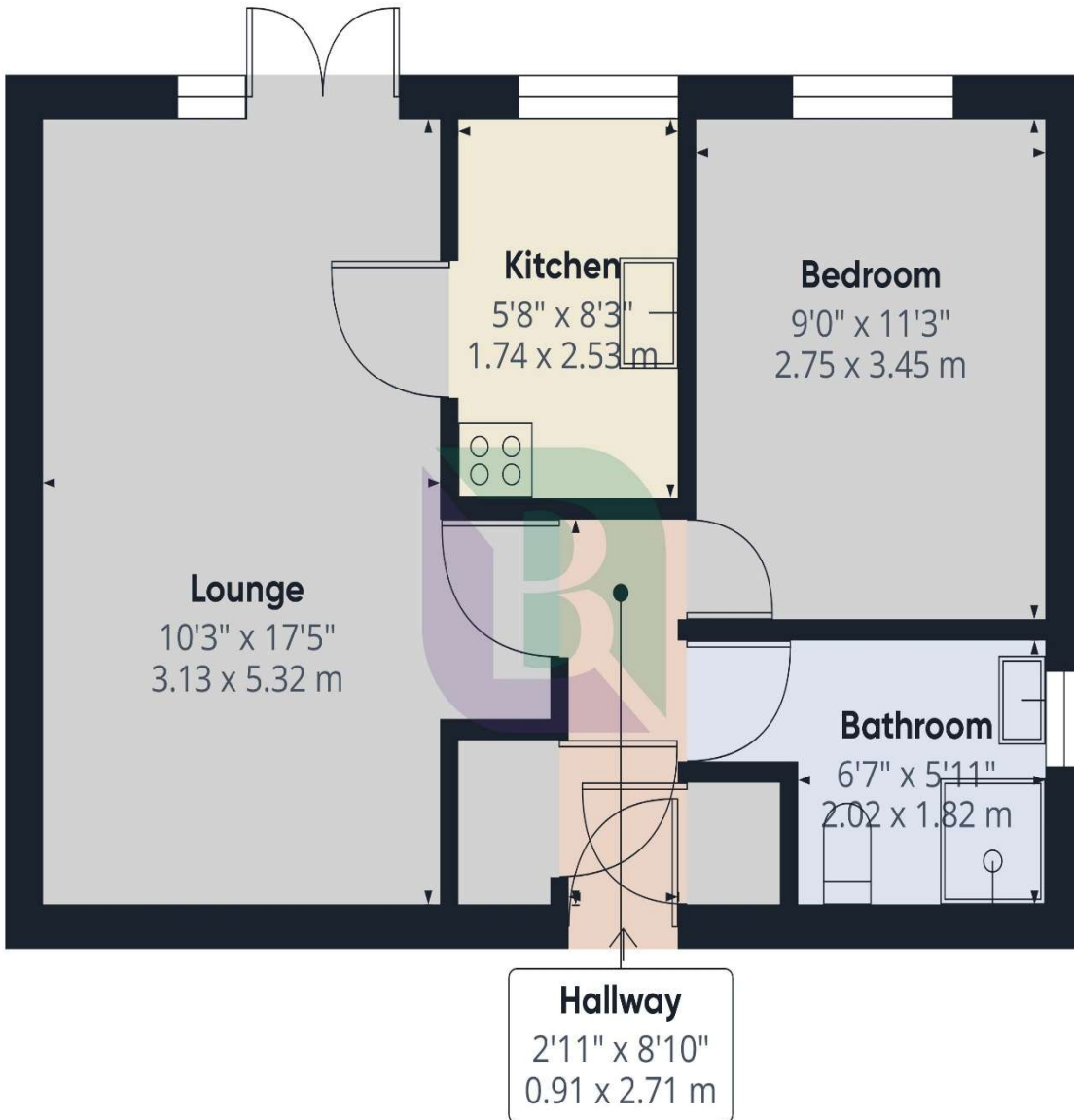
Woburn Sands, MK17 8PA



The vendor has advised the agent of:

Lease Remaining: 86 years
Monthly Service Charge/Ground Rent: £249
Council Tax Band: B





Approximate total area⁽¹⁾
436.69 ft²
40.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

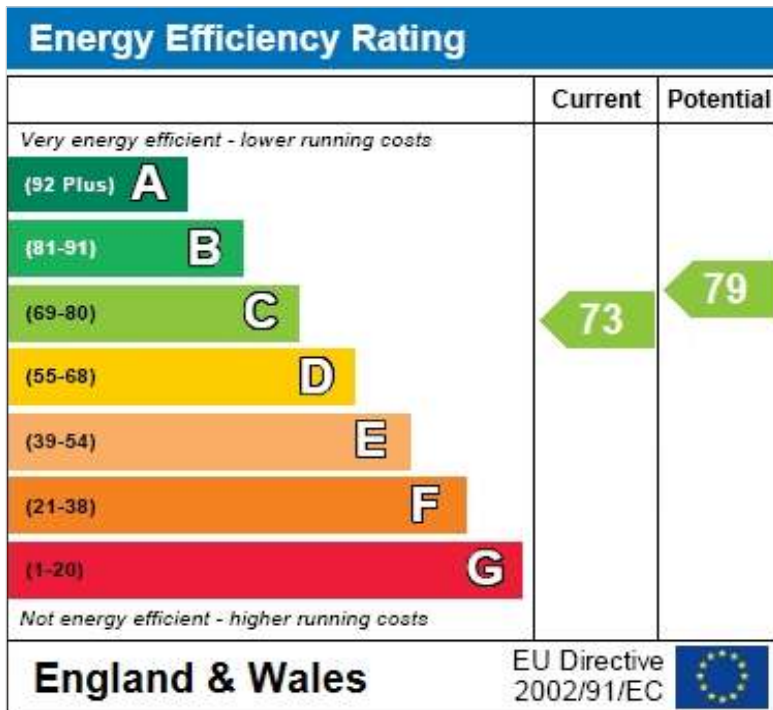
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As the property is situated to the ground floor it provides good accessibility. The apartment accommodation comprises of an entrance hall with doors to the bedroom, shower room and lounge. The lounge has double doors opening up to gardens and a door to the kitchen.

Aspley Court has a communal meeting room, where residents meet for coffee morning etc., and outside there are communal grounds with seating areas. There is also a laundry room and visitors bedroom (subject to permission and availability).

All prospective residents will have to have a suitability interview with the warden and also provide a letter from their GP confirming their ability to live independently.

Woburn Sands has long been considered one of Milton Keynes most prestigious locations. This town has great amenities and within its high street you will find a variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and Central Milton Keynes is approximately a 15-minute drive. The Woburn Sands Railway station offers rail links to Bletchley and Bedford.



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.



6 High Street
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Buckinghamshire
MK17 8RL

