



Eleanor Walk, Woburn, MK17 9QX

Price: £175,000 Leasehold



55 years and over.....independence with the security of support being there for you.

This two bedroom apartment is of a good size and situated a short walk from Woburn High Street and a doctors surgery.

Offered for sale with no above chain.



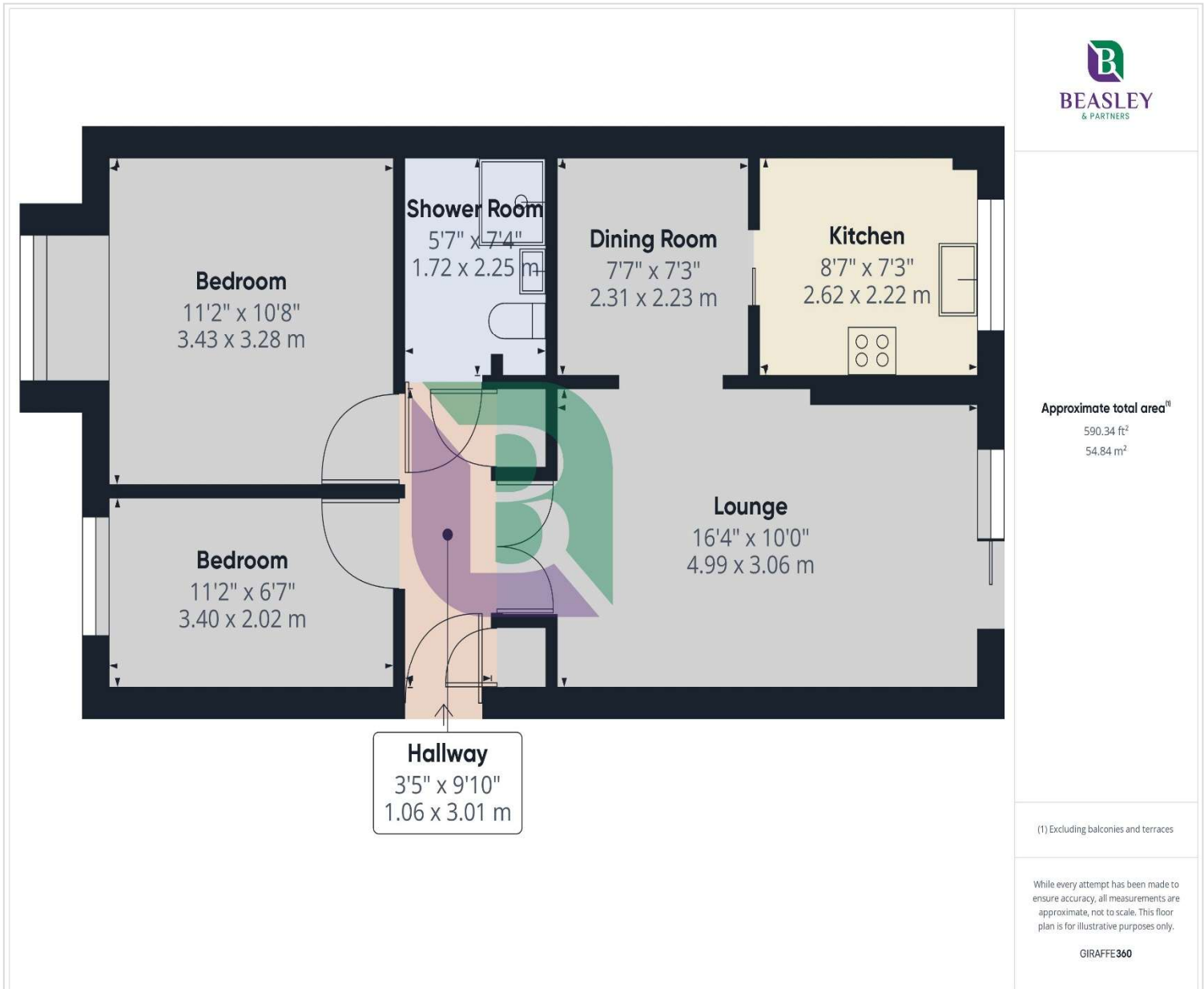
# Eleanor Walk

Woburn, MK17 9QX



The property is offered well-presented and benefits from:

Entrance hall with doors to storage, two bedrooms, wet room and the lounge. The lounge has patio doors which open to a private patio, an arch which leads to the dining area with a door the fitted kitchen. Outside there are communal gardens for you to enjoy.



The property is located close to the heart of Woburn Village providing bespoke shops, a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, lower school and Woburn Lido with its outdoor swimming pool. Also on your doorstep is the Bedford Estate with Woburn Abbey and its beautiful grounds, deer park and Woburn Safari Park. Also nearby is Woburn Golf Course.

Just a short drive is Woburn Sands and the city of Milton Keynes providing further facilities. There are good road links to the M1 and mainline railway stations at Leighton Buzzard, Bletchley and Milton Keynes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The vendor has informed the agent of:

Monthly Ground Rent/Service Charge: £250  
 Lease: 181 years  
 Council Tax Band: C  
 EPC Rating: D

**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  
 Woburn Sands  
 Buckinghamshire  
 MK17 8RL

