



Fletton Dell, Woburn Sands, MK17 8EZ

Price: £225,000 Leasehold



A modern and tastefully presented, two bedroom ground floor apartment, set within a sought after area, positioned opposite a parkland and a pond. The apartment has a security intercom system ensuring ease of access for your visitors and open plan living area.





# Fletton Dell

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The Agent has been informed of:

Annual Service Charge: appx £1500

Annual Ground Rent: £331

Lease Remaining: 112 years

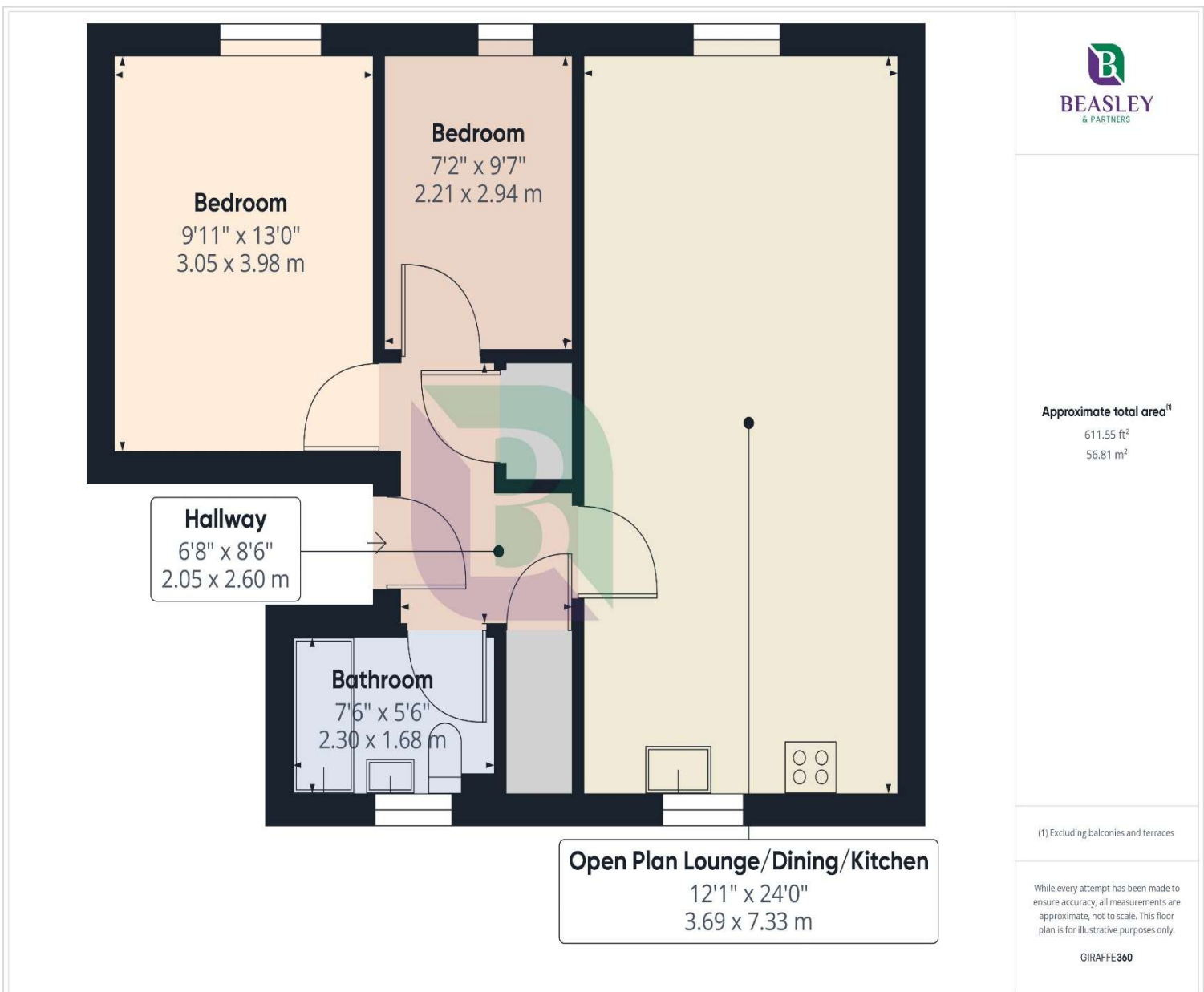
Council Tax Band: B

EPC Rating: C



This property makes a great first time buy or investment and is offered in a condition to just move into. There is an open plan lounge/dining/kitchen complete with integrated appliances to include dishwasher, washing machine and fridge/freezer. There are two good size bedrooms and a bathroom. Outside there is an allocated parking space as well as visitor parking.

Situated near to Woburn Sands train station, with a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. The main hub of Woburn Sands is also close by with its high street where you will find a great 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 A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.





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