

Kiln Drive, Woburn Sands, MK17 8FE

Price: £280,000 Leasehold



A spacious and modern, three-bedroom, two-bathroom first-floor apartment located in a prime area. Featuring open-plan living accommodation, the property is neutrally decorated and bright throughout.



Kiln Drive

Woburn Sands, MK17 8FE



Located near Woburn Sands train station, the apartment is close to a pond and green areas, local schools, and Woburn Sands Sports Hall. The main hub of Woburn Sands, with its high street offering a variety of shops, boutiques, pubs, and eateries, is also nearby. The town is set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn. The property offers convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15-minute drive away.



The apartment boasts generous living space, including a modern open-plan kitchen, dining, and lounge area complemented by a large bay window. The kitchen is equipped with a range of units and integrated appliances. The master bedroom includes an en-suite bathroom and a large bay window. Two further well sized bedrooms, and there is a main bathroom. The property benefits from an allocated parking space, additional visitor parking, and communal areas.

The vendor has informed the agent of:

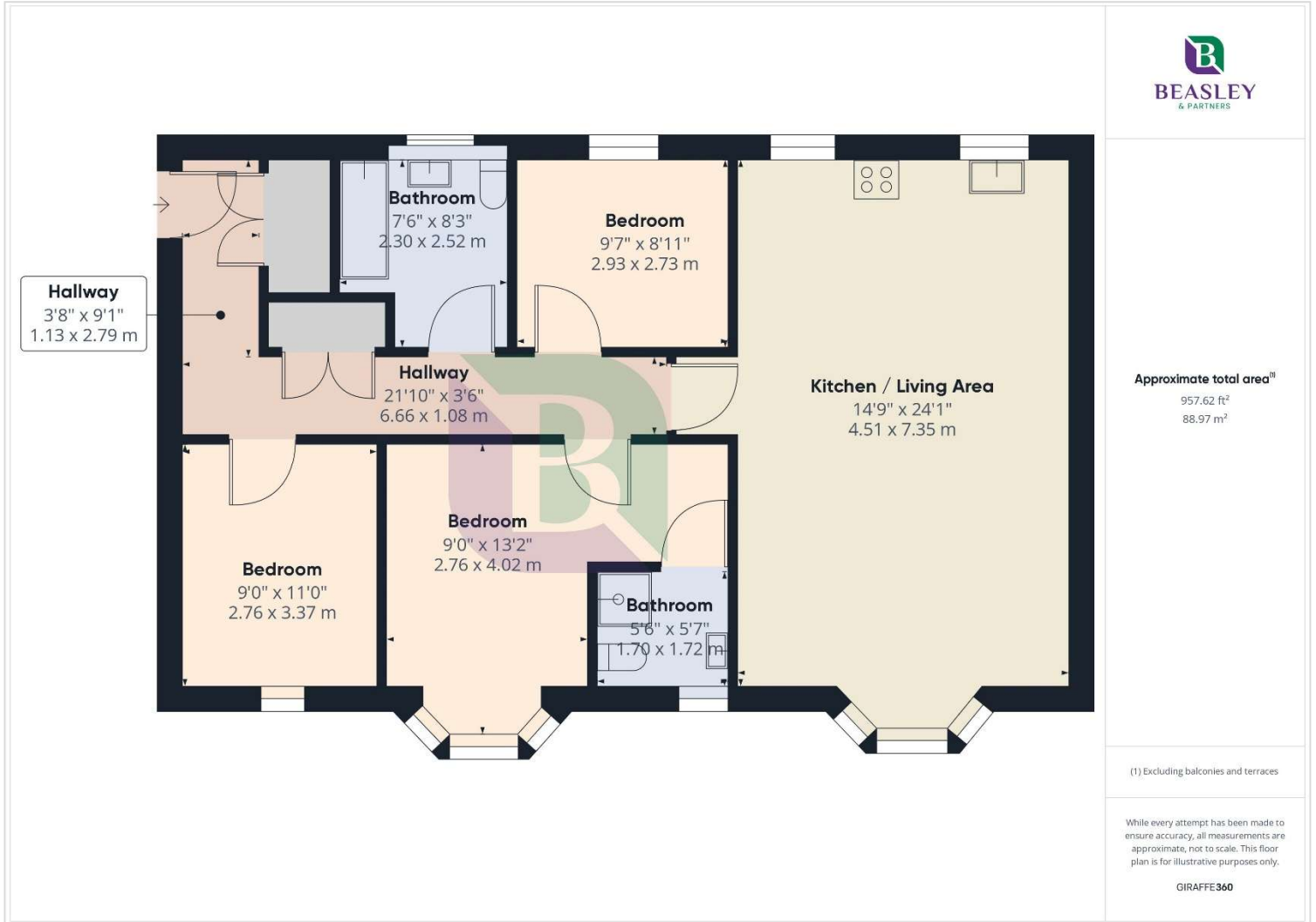
Remaining Lease: Approximately 113 years


Annual Ground Rent: £320

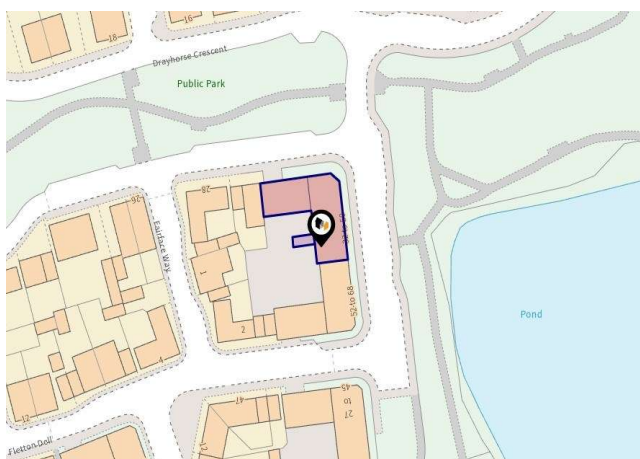
Annual Service Charge: £1200

Council Tax Band C

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

