

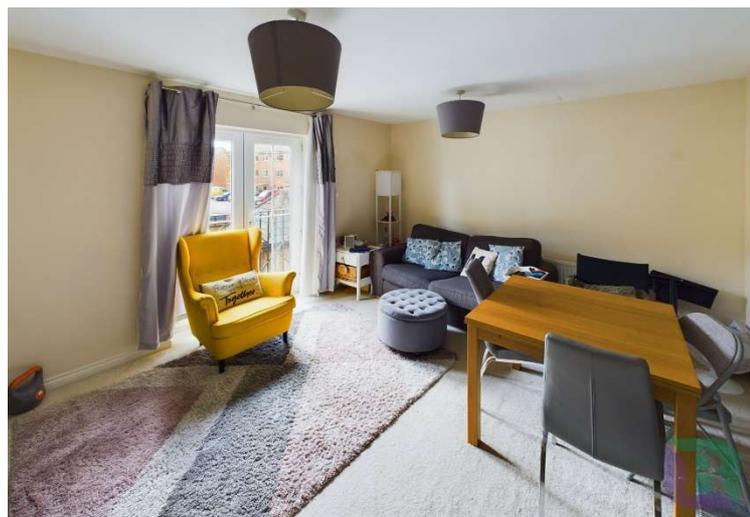


Greensand View, Woburn Sands, MK17 8GQ

Price £190,000 Leasehold



This top floor, two bedroom apartment is a fantastic opportunity, available for sale with no onward chain. Ideally situated, the property offers convenient access to both Woburn Sands Train Station and Woburn Sands High Street.



Greensand View

Woburn Sands, MK17 8GQ



The vendor has informed the agent of the below charges:

Annual Service Charge: £1107

Yearly Ground Rent: £100

Lease Remaining: 131 years

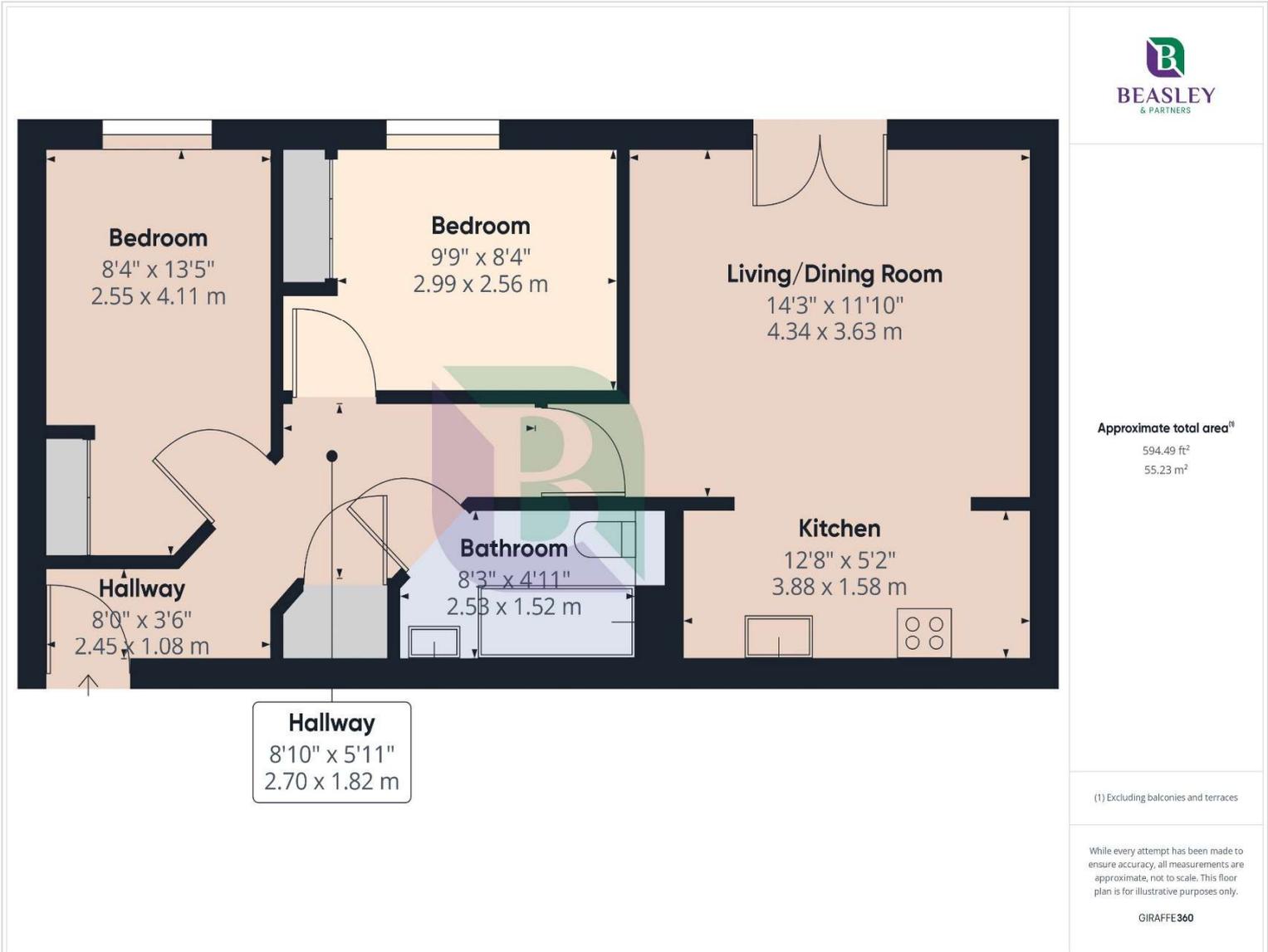
Council Tax Band B



Access to the apartment block is secured through an entry door that opens into a communal hall with stairs leading to all floors. Upon entering the apartment, you'll find a welcoming hallway equipped with an entry phone system. From here, doors provide access to a storage cupboard, bedrooms, bathroom, and lounge area.

The open plan kitchen, seamlessly connected to the lounge which has double doors opening to a Juliet style balcony, is thoughtfully designed with a range of fitted units. It features a one-and-a-half bowl sink unit set into the work surface, a built-in oven and hob, and space for additional appliances. Both bedrooms offer the convenience of built-in wardrobes, providing ample storage space. The bathroom is fitted with a white suite, complete with a shower over the bath and tiled walls.

Additional benefits of the property include a carport that provides allocated parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	76
(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	



Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.

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.

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

