



Aspley Court, Woburn Road, Woburn Sands MK17 8PA  
Price £133,795 Leasehold



Located in Woburn Sands and with advantageous views of the High Street, this well presented first floor apartment for the over 55's is a great little private haven offering independent living with all the benefits of a secure community environment. Offered for sale with no upper chain!



# Woburn Road

## Woburn Sands, MK17 8PA

Woburn Sands is a popular town with an abundance of great amenities, including: post office, doctors surgery, dentists, a selection of shops, pubs and restaurants, railway station with links to Bletchley and Bedford and a bus service to Milton Keynes. The stunning backdrop of Aspley Woods is on the doorstep, as are the charming villages of Aspley Guise and Woburn. Central Milton Keynes is just a 15-minute drive.

Viewing is strongly advised to appreciate this apartment to the full. Offered for sale chain free and of vacant possession.

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.

The vendor has advised the agent of:

Lease Remaining: tbc

Monthly Service Charge: £248.84 (covers laundry, external window cleaning and internal cleaning of communal areas, garden maintenance, water and 24-hour call care alarm system to all apartments)

Ground Rent: £10 per annum

Council Tax Band: B

EPC rating: C



The apartment offers entrance hall, living room, kitchen, one double bedroom and refitted shower room.

The apartment is double glazed throughout with wall mounted electric heating. It has also recently had a refitted modern shower room installed with a walk in shower, complimentary tiled walls and inset ceiling lights, New carpets have been laid in the hallway, lounge and bedroom as well as being freshly painted.

Aspley Court has the further benefits of a detached communal hall where residents meet for coffee mornings and events, while outside there are delightful and well-maintained communal grounds with well-placed seating areas. There is also a guest suite that can be booked through the resident manager, laundry facilities, a call care system and stair lift. There is ample residents car parking and designated disabled parking spaces.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	82
(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.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

