



Kiln Drive, Woburn Sands, MK17 8FE

Price: £275,000 Leasehold



Situated in a prime location, this bright and neutrally decorated second floor apartment offers generous living space, including three bedrooms and two bathrooms.





# Kiln Drive

## Woburn Sands, MK17 8FE



The vendor has informed the agent:  
Annual Service Charge: £1700 appx.  
Annual Ground Rent: £250  
Lease Remaining: 112 years  
Council Tax Band C



The heart of the home is the open plan kitchen, dining, and lounge area, enhanced by a large bay window that fills the space with natural light. The modern kitchen is well equipped with a range of units and integrated appliances, making it both stylish and functional.

The primary bedroom benefits from an en-suite and a large bay window, while the second bedroom is generously sized. The third bedroom features fitted wardrobes, providing excellent storage. The main bathroom is fitted with a white suite and complemented by stylish tiling.

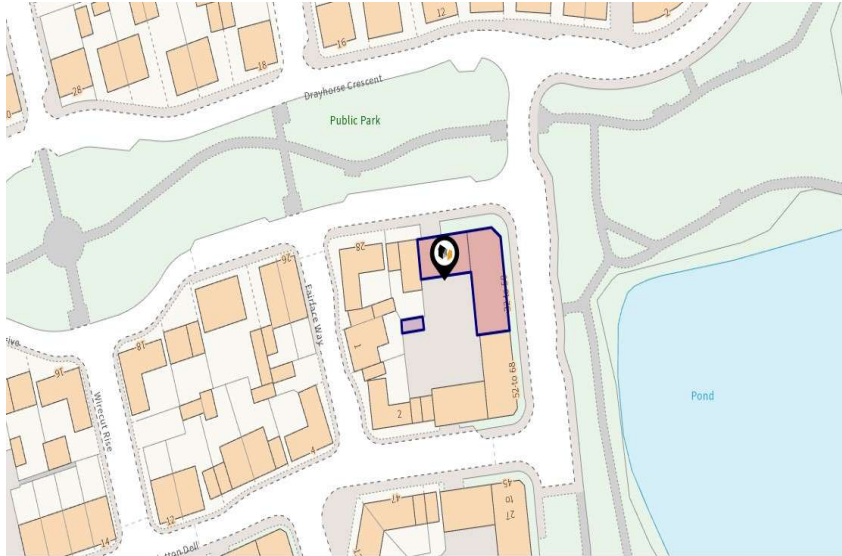
Additional features include an allocated parking space, visitor parking, and well-maintained communal areas.

A fantastic opportunity to own a modern, well-presented apartment in a sought-after location!

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.







Waiting on EPC

## 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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