



Eleanor Walk, Woburn, MK17 9QY

Price £190,000 – Leasehold



Offered for sale with no upper chain! A spacious two bedroom first floor apartment in the idyllic over 55's location of Eleanor Walk in Woburn. Presented in a modern and sleek condition throughout ready for a new homeowner to pick up the keys and move into.



Eleanor Walk

Woburn, MK17 9QY



The property is located close to the heart of Woburn Village providing bespoke shops, a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, lower school and Woburn Lido with its outdoor swimming pool. Also on your doorstep is the Bedford Estate with Woburn Abbey and its beautiful grounds, deer park and Woburn Safari Park. Also nearby is Woburn Golf Course.



Set within a popular independent living complex just a short stroll from the stunning grounds and neighbouring fields of Woburn Abbey, this beautifully maintained two-bedroom apartment is offered chain free and in immaculate condition throughout.

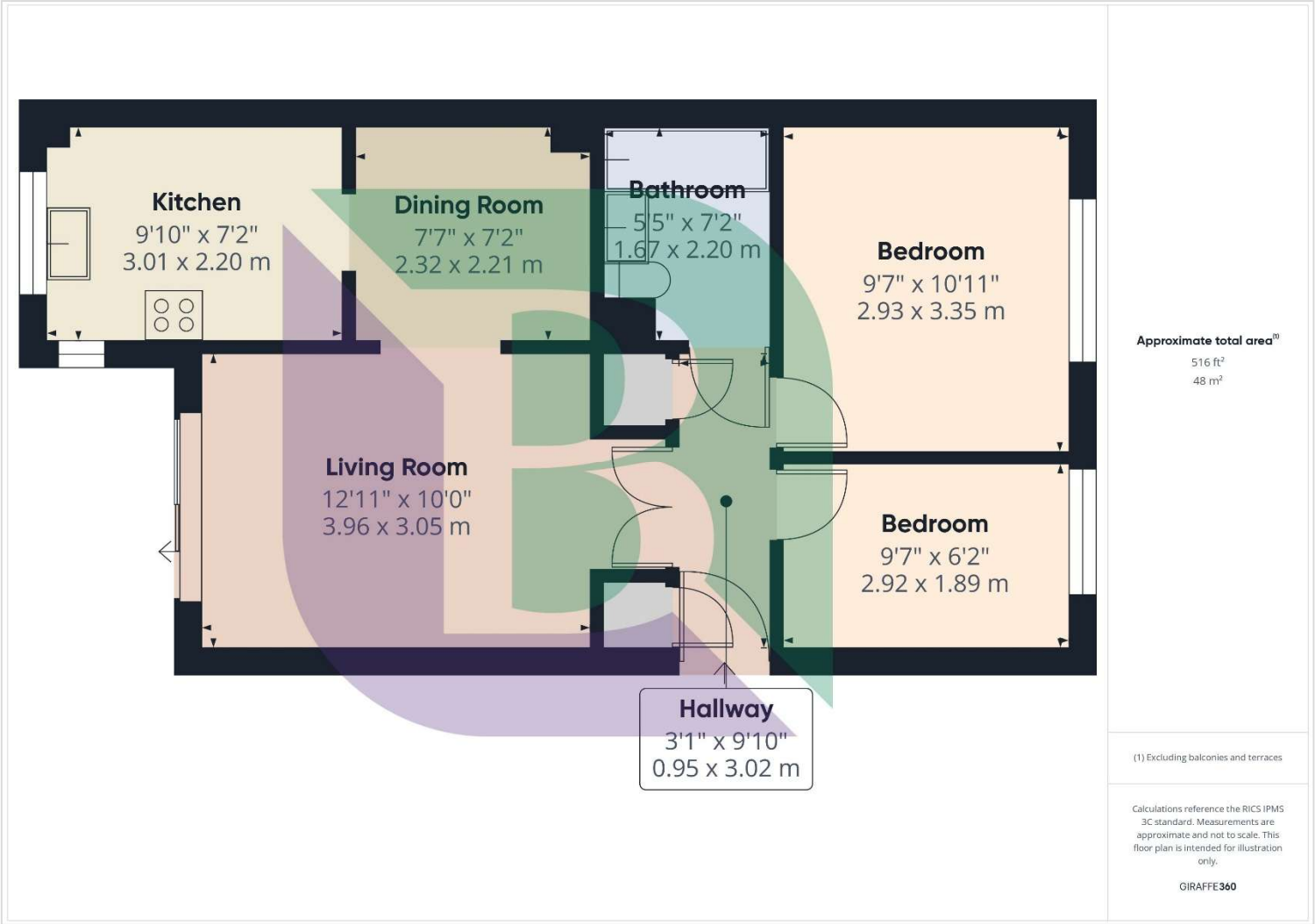
The welcoming central hallway features ample storage and leads into a bright, neutrally decorated lounge with space for a feature fireplace and patio doors opening to a private balcony, a perfect spot for outdoor seating with views. The semi open-plan layout flows into a dining area with space for a table and through to a well fitted kitchen complete with built in oven, electric hotpoint hob and extractor fan, ample cupboard space and room for a free standing fridge freezer, with the added benefits of views to the balcony and communal gardens below. Both double bedrooms are well configured with the primary double room featuring a spacious bay-window and the rest of the room provides an ample space for double bed, wardrobes and additional units. The bathroom is a three piece sweet complete with tiled walls and hard flooring.

Monthly Ground Rent/Service Charge: £298.81

Lease: 94 years

Council Tax Band: C

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	72	77
(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.



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