



Eleanor Walk, Woburn, MK17 9QY

Price £220,000 Leasehold



Occupying a desirable ground floor position within the highly regarded Eleanor Walk over 55's development, this beautifully presented two-bedroom apartment offers stylish, low-maintenance living just moments from the heart of Woburn village, having been beautifully renovated in recent years.



Eleanor Walk

Woburn, MK17 9QY



Perfectly positioned just a short walk from Woburn's picturesque High Street, residents have an excellent selection of independent shops, cafés, restaurants and everyday amenities on their doorstep, together with a nearby medical practice. The beautiful grounds of Woburn Abbey and surrounding countryside are also within easy reach, making this an exceptional opportunity for those seeking a peaceful yet well-connected retirement lifestyle.



A welcoming entrance hall provides access to all accommodation and benefits from excellent built-in storage, an intercom entry system and emergency pull cords for added peace of mind. Double doors open into the spacious living room, creating an immediate sense of light and space. A feature fireplace provides a focal point, whilst a patio door leads directly onto a private seating area, offering a lovely place to sit and enjoy the beautifully maintained communal grounds with the neighbouring parkland of Woburn Abbey beyond.

The living space flows effortlessly into a separate dining room, ideal for entertaining or everyday dining, before continuing into the recently refitted kitchen. Finished with a contemporary range of units and quality work surfaces, the kitchen is well-equipped with an integrated oven, electric hob, dishwasher, space for additional appliances and enjoys pleasant views over the communal gardens.

There are two well-proportioned bedrooms, with the principal bedroom offering generous accommodation and the second providing an ideal guest room, dressing room or study, depending on individual requirements. Completing the accommodation is a stylishly refitted shower room, fitted with a modern walk-in shower, vanity wash basin, WC and heated towel rail.

Outside, residents can enjoy the attractive landscaped communal gardens, with this apartment benefiting from its own patio seating area. Resident parking is available on-site (not allocated), and the development further benefits from a house manager, communal facilities and a welcoming community atmosphere.

Additional Information

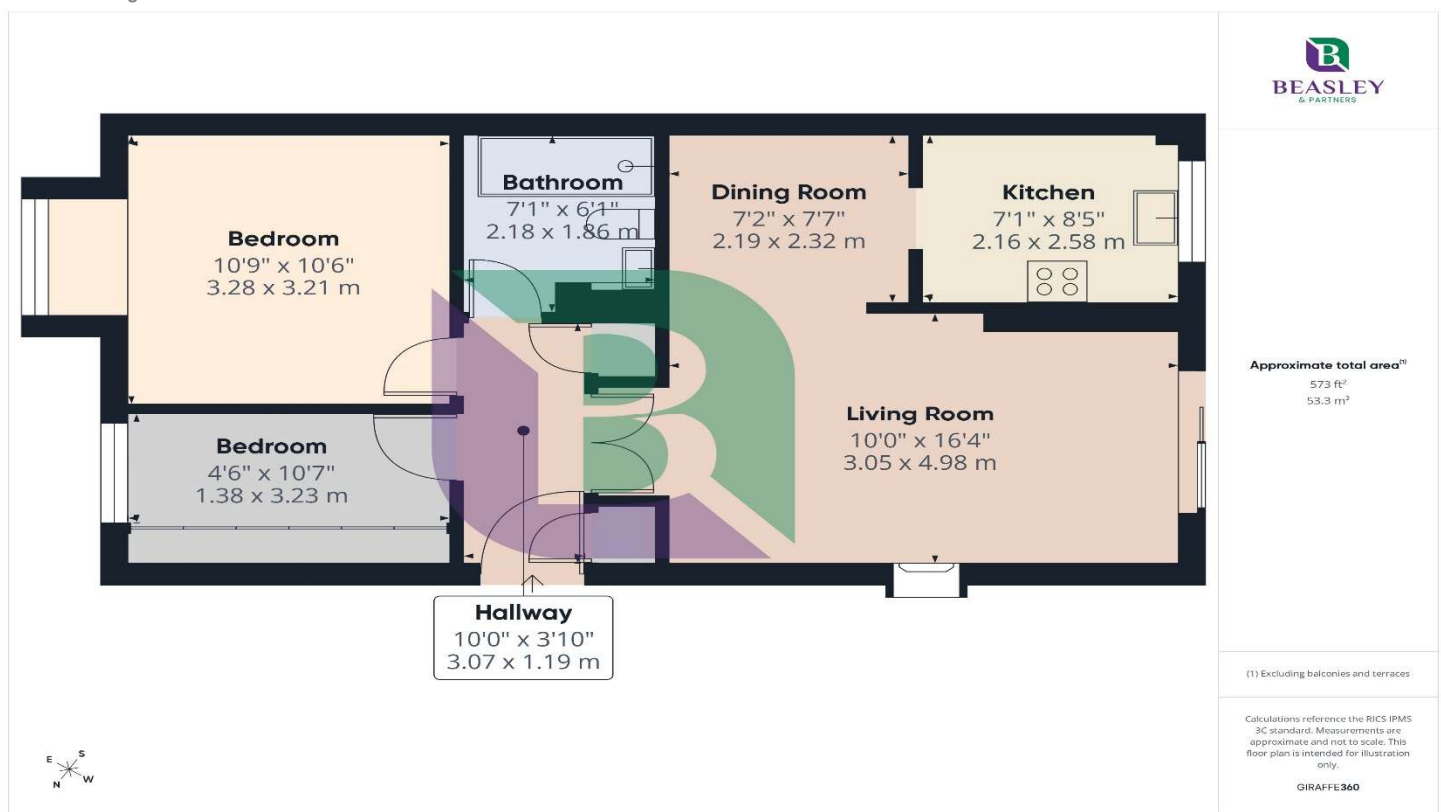
Leasehold - 125 years from September 1989

Service Charge/Ground Rent: Approximately £315 per month

Over 55s Warden Assisted Development

Council Tax Band: C

EPC Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85 Plus)		
B (81-85)		
C (79-81)		
D (75-79)		
E (73-75)		
F (71-73)		
G (69-71)		
Not energy efficient - higher running costs		
England & Wales	61	74
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

