



High Street, Woburn Sands, MK17 8RQ

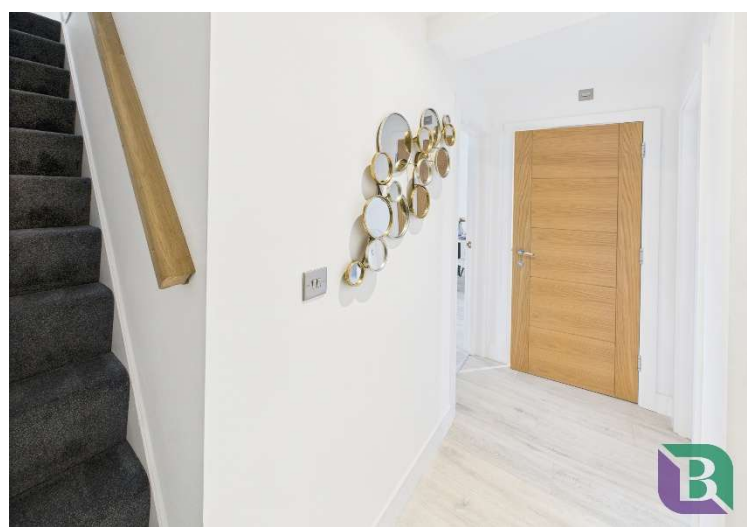
Guide Price £300,000 Leasehold



DUPLEX APARTMENT

Situated on Woburn Sands High Street, this first floor three bedroom duplex apartment is a rare find on the market. It has undergone refurbishment to a high standard.

The property offers a modern, stylish living space in the heart of the town. The vendor is offering a £5,000 incentive towards the buyers cost (subject to contract).



High Street

Woburn Sands, MK17 8RQ



Woburn Sands is a community rich in amenities, catering perfectly to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



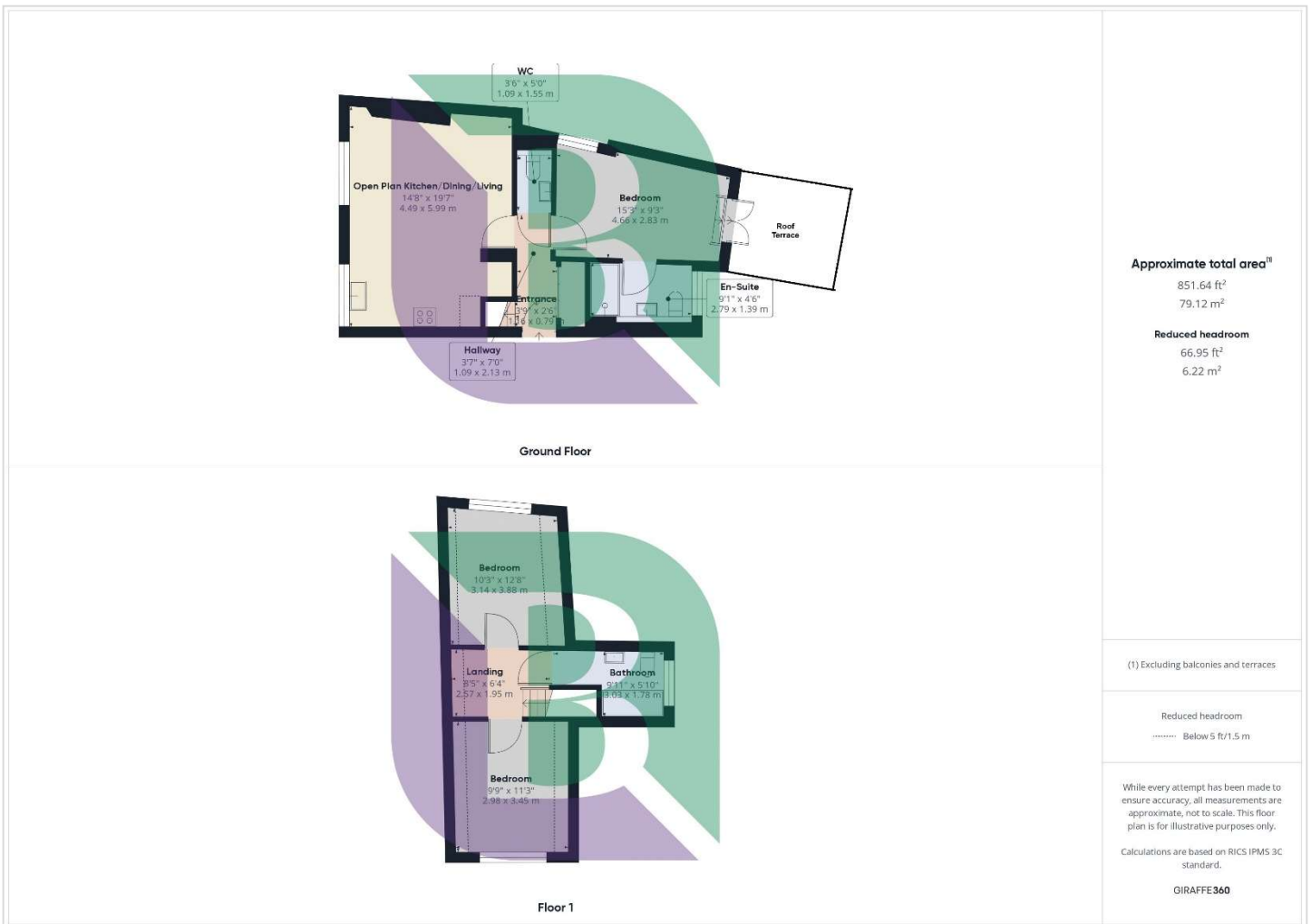
Upon entering the entrance hall, there is a storage cupboard, inset ceiling lights, stairs rising to the first floor, and a step down to doors leading to the open-plan kitchen/dining/living area, the primary bedroom, and the cloakroom. The apartment features oak internal doors, laminate flooring throughout, brushed steel electric points and light fittings, and bathrooms with floor to ceiling tiling.

The open plan kitchen/dining/living area is a bright and spacious room, with two windows to the front allowing plenty of natural light. The kitchen is fitted with a sleek range of modern wall and base units and drawers, complemented by Calacatta Oro work surfaces with an inset sink featuring a swan neck mixer tap. The kitchen also includes an induction hob with a chimney style extractor and a built-in oven. Integrated appliances include a fridge/freezer, washing machine, and 'Bosch' dishwasher. Inset ceiling lights and brushed steel electric and light points complete the contemporary design.

The primary bedroom is a bright and inviting space, featuring a window to the side that allows ample natural light to flood the room and inset ceiling lights. Double doors open onto your very own roof terrace, providing an ideal spot for morning coffee or a relaxing summer evening drink. This spacious bedroom also includes a private shower room, offering added convenience and luxury.

From the upper floor landing there are inset ceiling lights and doors to two double bedrooms with vaulted ceilings and inset ceiling lights, also there is access to the bathroom with inset ceiling lights, a heated towel radiator and a three-piece white suite.

Outside there is allocated parking and an EV charger in the car park.





The vendor has informed the agent of:

Lease Term: 124years
 Estimated Annual Service Charge: £2,392.50
 Annual Ground Rent: Nil
 Council Tax Band: TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	74	74
(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.



6 High Street
 Woburn Sands
 Buckinghamshire
 MK17 8RL

