



Greensand View, Woburn Sands, MK17 8GR
Price £250,000 Leasehold



A bright and spacious, two-bedroom apartment enjoying picturesque views over the large pond and surrounding parkland. The development benefits from secure entry and a lift serving all floors from the communal entrance hall, adding both convenience and accessibility. Offered for sale with no above chain.

From the apartment's entrance hall, doors lead to useful storage cupboards, the main bathroom, two double bedrooms, and the spacious lounge/diner.

The lounge/diner is a generous and light-filled space, featuring double doors with a side window panel that open onto a private balcony, perfect for enjoying the views. An opening leads through to the kitchen, fitted with a range of units and drawers, complemented by work surfaces incorporating an inset sink unit and a gas hob with chimney-style extractor over. Integrated appliances include a built-in double oven, fridge freezer, and dishwasher.

The two bedrooms are doubles, the primary with a built-in wardrobes, double doors opening to a juliet style balcony and door to a private en-suite, the second also having double doors opening to the balcony. The main bathroom is fitted with a white suite.

Externally there is allocated parking.

Greensand View

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Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.

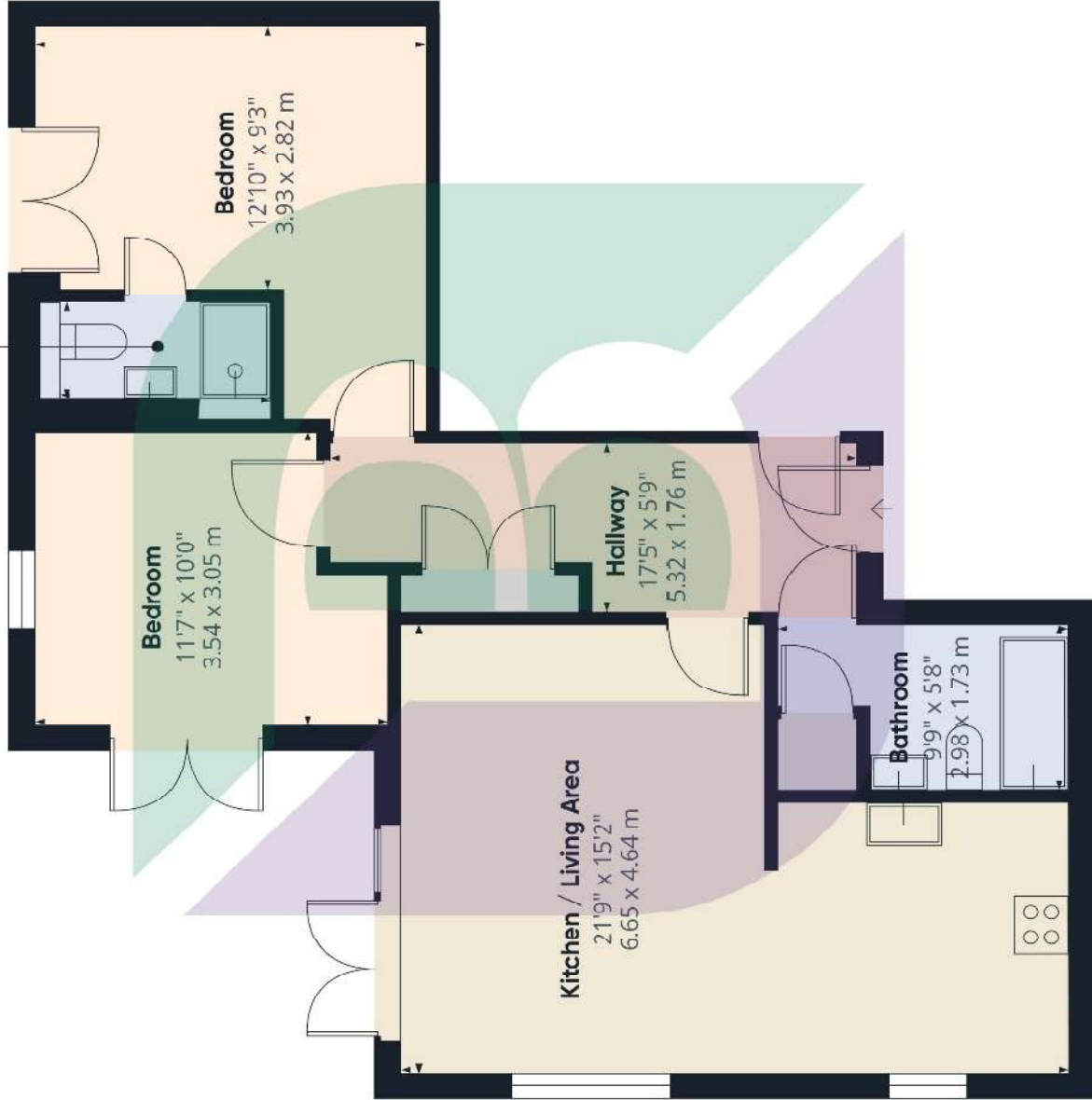
Milton Keynes, approximately a 10–15-minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world-renowned Woburn Golf course.

Agent Note:

The vendor has informed:
Annual Ground Rent: £175
Annual Service Charge: £1817
Years Remaining: 130 years
Council Tax Band B



En-Suite
7'2" x 3'7"
2.19 x 1.10 m

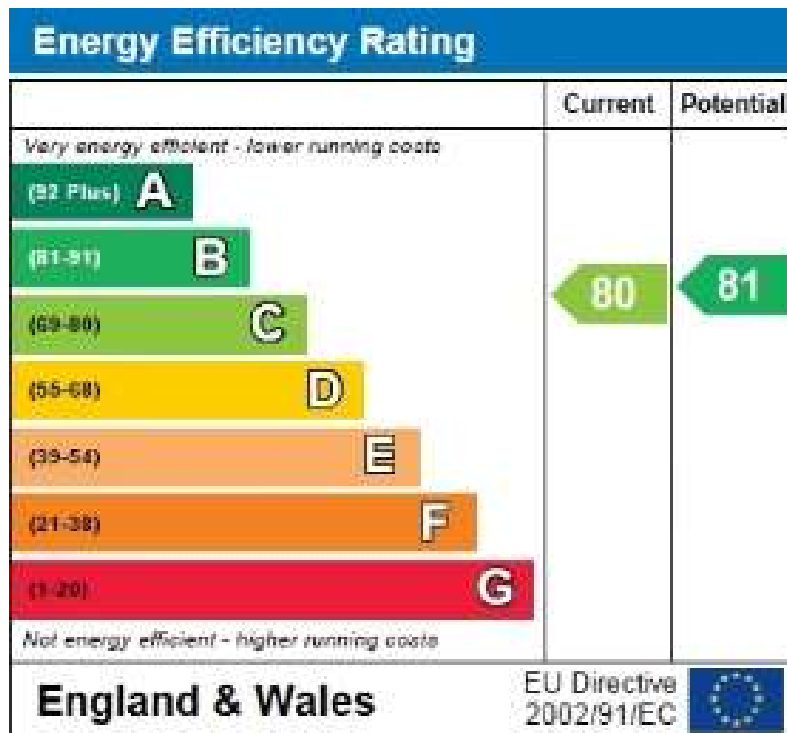


Approximate total area⁽¹⁾
712 ft²
66.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE360



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

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.

