BEASLEY & PARTNERS

Aspley Court, Woburn Road, MK17 8PA
Price £100,000 Leasehold



One for the over 55`s! This first floor apartment is ready to move into, decorated in neutral tones throughout and with a refitted kitchen and bathroom. Ideally located within walking distance of Woburn Sands High Street and offering independent living with all the benefits of a secure community environment.
Viewing is strongly advised to appreciate this apartment to the full. Offered for sale chain free.

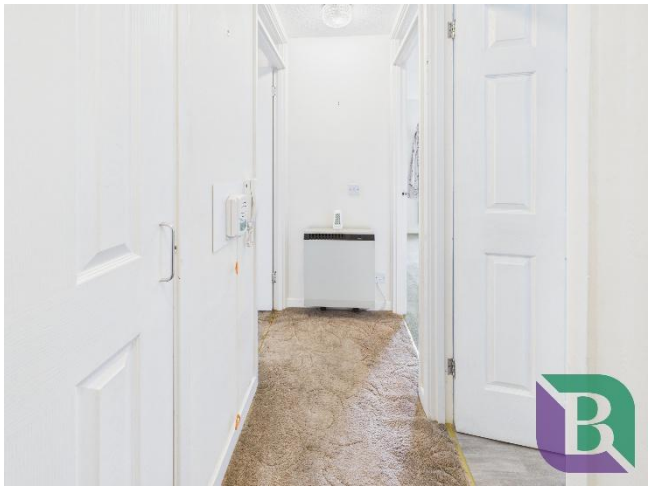




Aspley Court

Woburn Road, MK17 8PA







Woburn Sands is a popular town with an abundance of great amenities, including: post office, doctors surgery, dentists, a selection of shops, pubs and restaurants, railway station with links to Bletchley and Bedford and a bus service to Milton Keynes. The stunning backdrop of Aspley Woods is on the doorstep, as are the charming villages of Aspley Guise and Woburn. Central Milton Keynes is just a 15-minute drive.

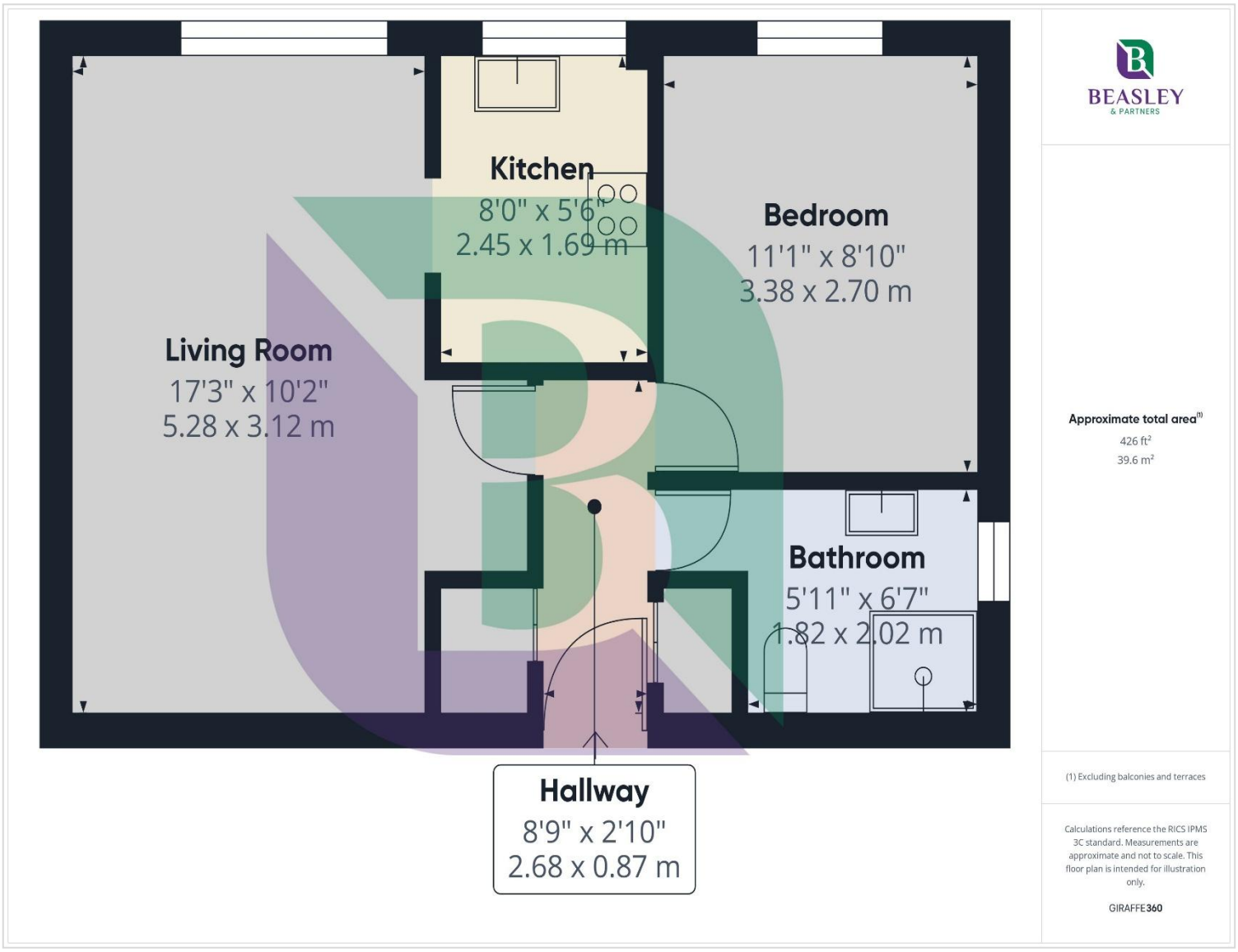


The apartment itself offers, entrance hall, living room, fitted kitchen with a built-in oven, hob with chimney style extractor over and an integrated fridge/freezer. Finishing off the accommodation is a double bedroom and shower room.

Aspley Court has the further benefits of a detached communal hall where residents meet for coffee mornings and events, while outside there are delightful and well-maintained communal grounds with well-placed seating areas. There is also a guest suite that can be booked through the resident manager, laundry facilities, a call care system and stair lift. There is ample resident's car parking and designated disabled parking spaces.

All prospective residents will have to have a suitability interview with the warden and also provide a letter from their GP confirming their ability to live independently.

The vendor has advised the agent of:
Lease Remaining: 85 years approximately
Monthly Service Charge: £248.84 approximately (covers laundry, external window cleaning and internal cleaning of communal areas, garden maintenance, water and 24-hour call care alarm system to all apartments)
Ground Rent: £10 per annum
Council Tax Band: B
EPC rating: TBC





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.

6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
rightmove.co.uk The UK's number one property website
OnTheMarket
Zoopla