



Eleanor Walk, Woburn, MK17 9QX

Price £190,000 Leasehold



A spacious two bedroom first floor apartment in the idyllic over 55's location of Eleanor Walk in Woburn. Presented in a stylish condition throughout ready for a new homeowner to pick up the keys and move into.



# Eleanor Walk

Woburn, MK17 9QX



The property is located close to the heart of Woburn Village providing shops a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, 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 presented and much improved two-bedroom apartment is offered for sale in immaculate condition throughout after being tastefully redecorated by the current owner.

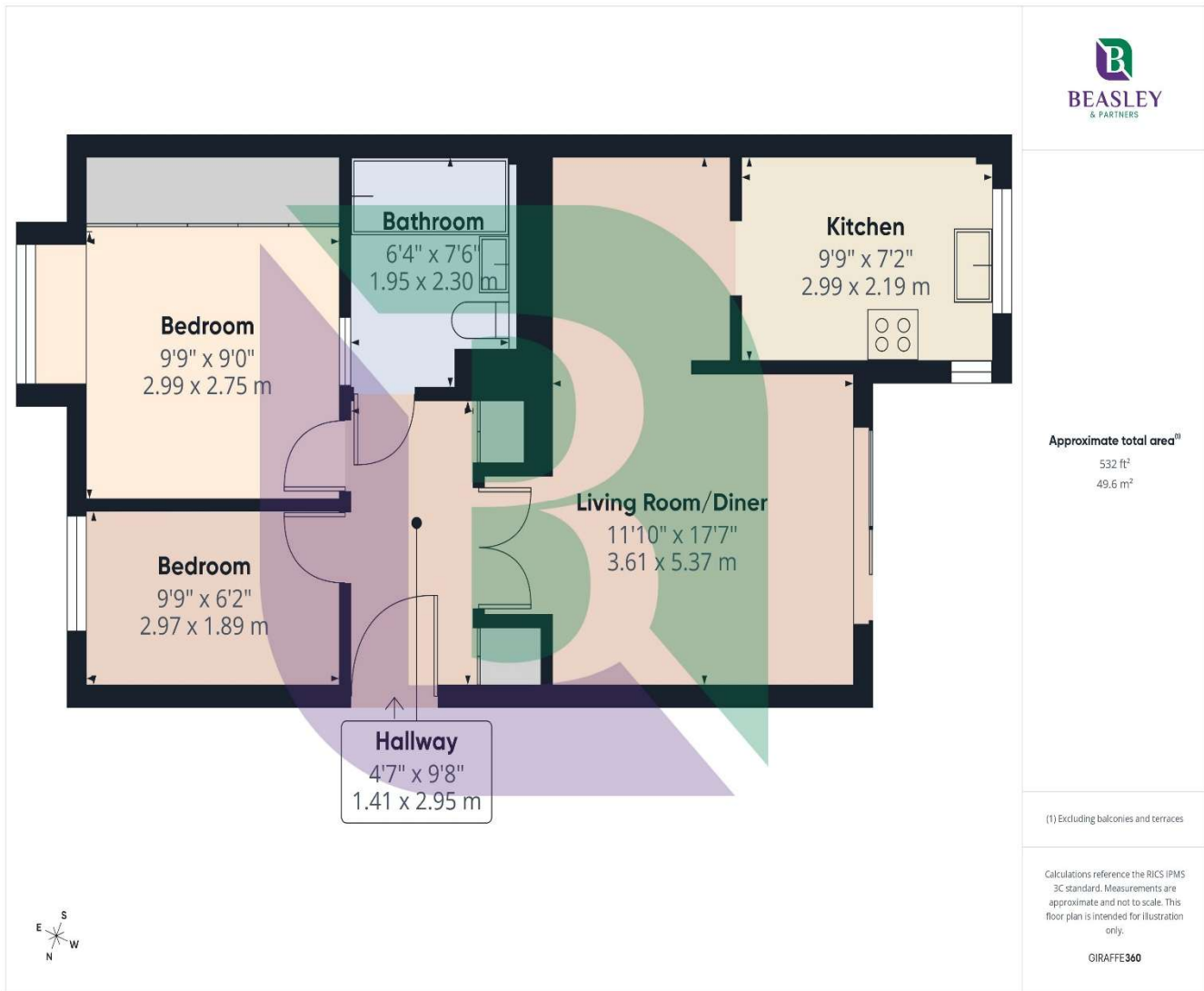
The welcoming central hallway features ample storage and leads into a bright and spacious lounge, with patio doors opening to a private balcony, a perfect spot for outdoor seating with views. The semi open-plan layout flows into a versatile dining area with space for a table and through to a well fitted kitchen complete with built in double oven, electric hob and extractor fan, ample cupboard space and room for a free-standing fridge freezer, washing machine and dishwasher with the added benefits of views to communal gardens below. Both double bedrooms are well configured with the primary double room featuring a spacious bay-window and full width built in wardrobes, The bathroom is a refitted three-piece suite.

Monthly Ground Rent/Service Charge: £315.22

Lease: 88 years remaining

Council Tax Band: C

EPC Rating: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93 Plus)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
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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