



Sandy Court, Woburn Sands, MK17 8FN

Price £500,000 Freehold

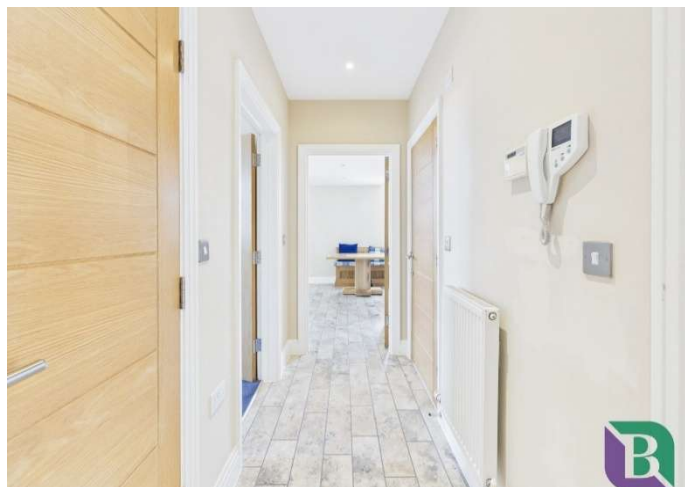


Situated within the exclusive gated development of Sandy Court, this beautifully presented ground floor apartment offers an exceptional combination of generous living space, contemporary styling and an enviable location just a short stroll from the vibrant High Street of Woburn Sands.



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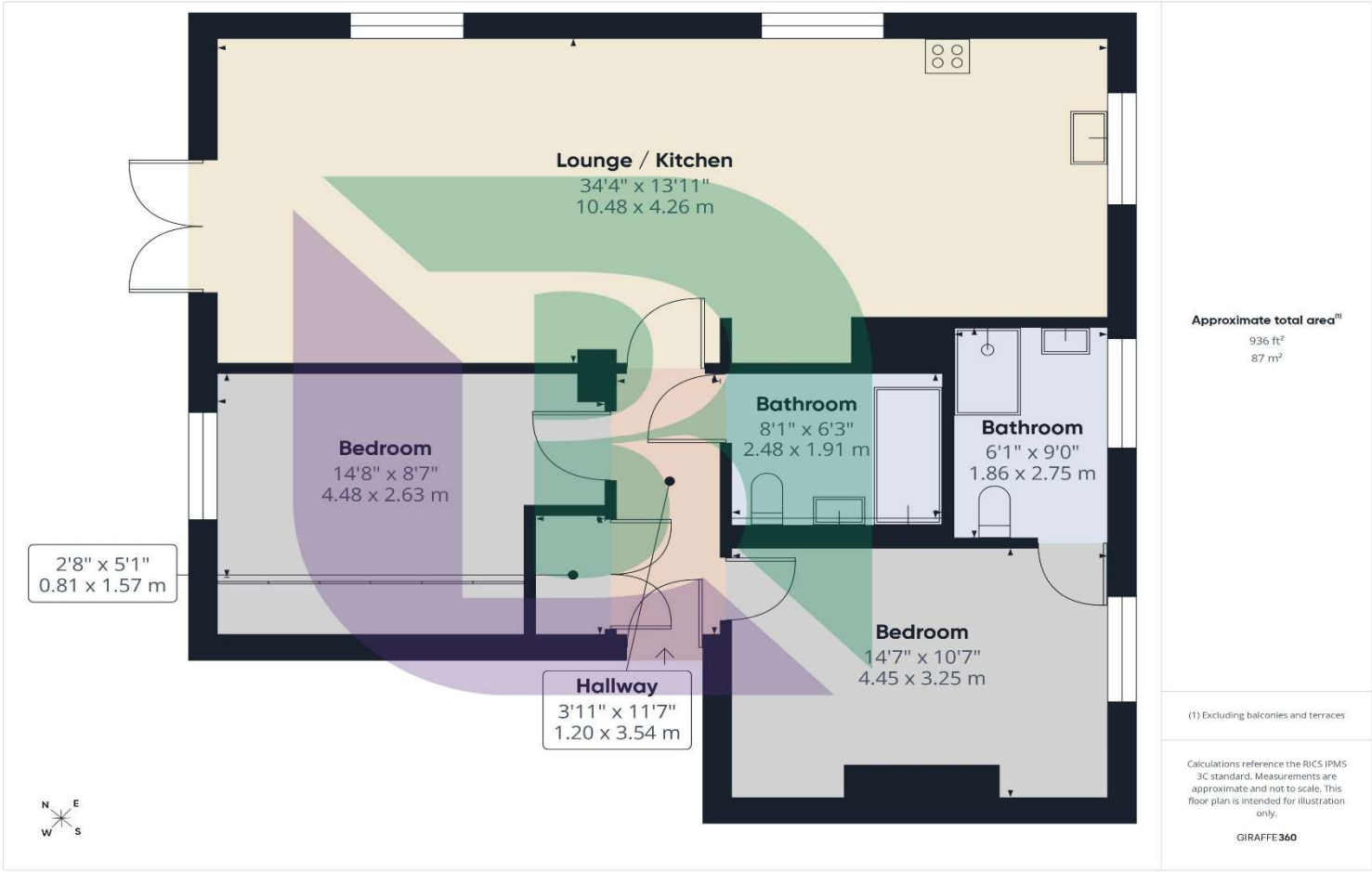
Offered with no upper chain, a share of the freehold and presented in excellent order throughout, this is a genuinely turnkey home in one of the area's most sought-after developments. Combining security, convenience and a superb lifestyle location, early viewing is highly recommended.



With the apartment being offered for sale with no onward chain, rarely do opportunities arise within this highly regarded development, making this an excellent proposition for professionals, downsizers and investors alike. Extending to just under 1000 sq. ft., the apartment has been thoughtfully designed to maximise both natural light and everyday practicality. A welcoming entrance hall provides access to all principal rooms before opening into an impressive open-plan living space that forms the heart of the home. The sitting and dining areas blend effortlessly with the beautifully appointed kitchen, creating a sociable environment equally suited to relaxed evenings or entertaining family and friends. Finished with an extensive range of quality cabinetry, integrated appliances and generous work surfaces, the kitchen enjoys a bright dual-aspect outlook through elegant sash windows that flood the room with natural light.

The accommodation continues with two well-proportioned double bedrooms, both offering excellent space for wardrobes and additional furniture. The principal bedroom benefits from its own stylish en-suite shower room, while the second bedroom is served by a beautifully appointed family bathroom, providing flexible accommodation for guests or those working from home.

Occupying a prime position within this secure, well-maintained development, the apartment enjoys the reassurance of electrically operated gated access together with the convenience of a slate-tiled carport and an additional allocated parking space. The attractive communal surroundings create a peaceful setting whilst remaining only moments from the independent shops, cafés, restaurants and everyday amenities that make Woburn Sands such a desirable place to live.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (31-40)		
Not energy efficient - higher running costs		
England & Wales	80	80
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
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