



Blacksmiths Way, Woburn Sands, MK17 8GN

Price £182,500 Leasehold



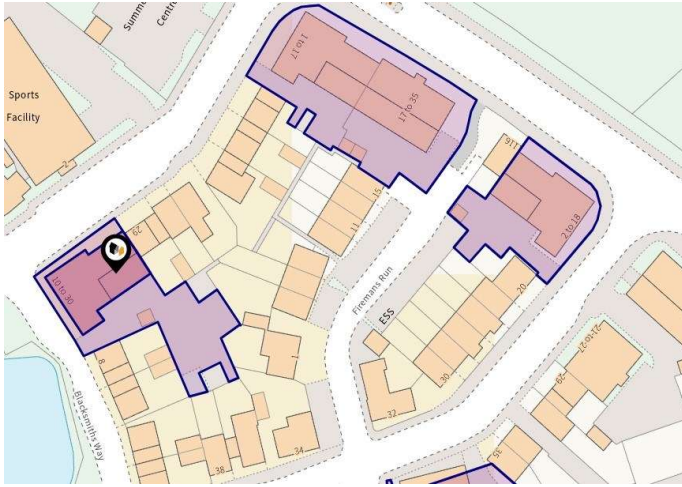
Offered with no above chain is this well presented top floor, two bedroom apartment with allocated parking. The property makes a great first time buy or investment and is ideally situated for walking access to Woburn Sands train station. This property benefits from solar panels for the hot water.





# Blacksmiths Way

## Woburn Sands, MK17 8GN

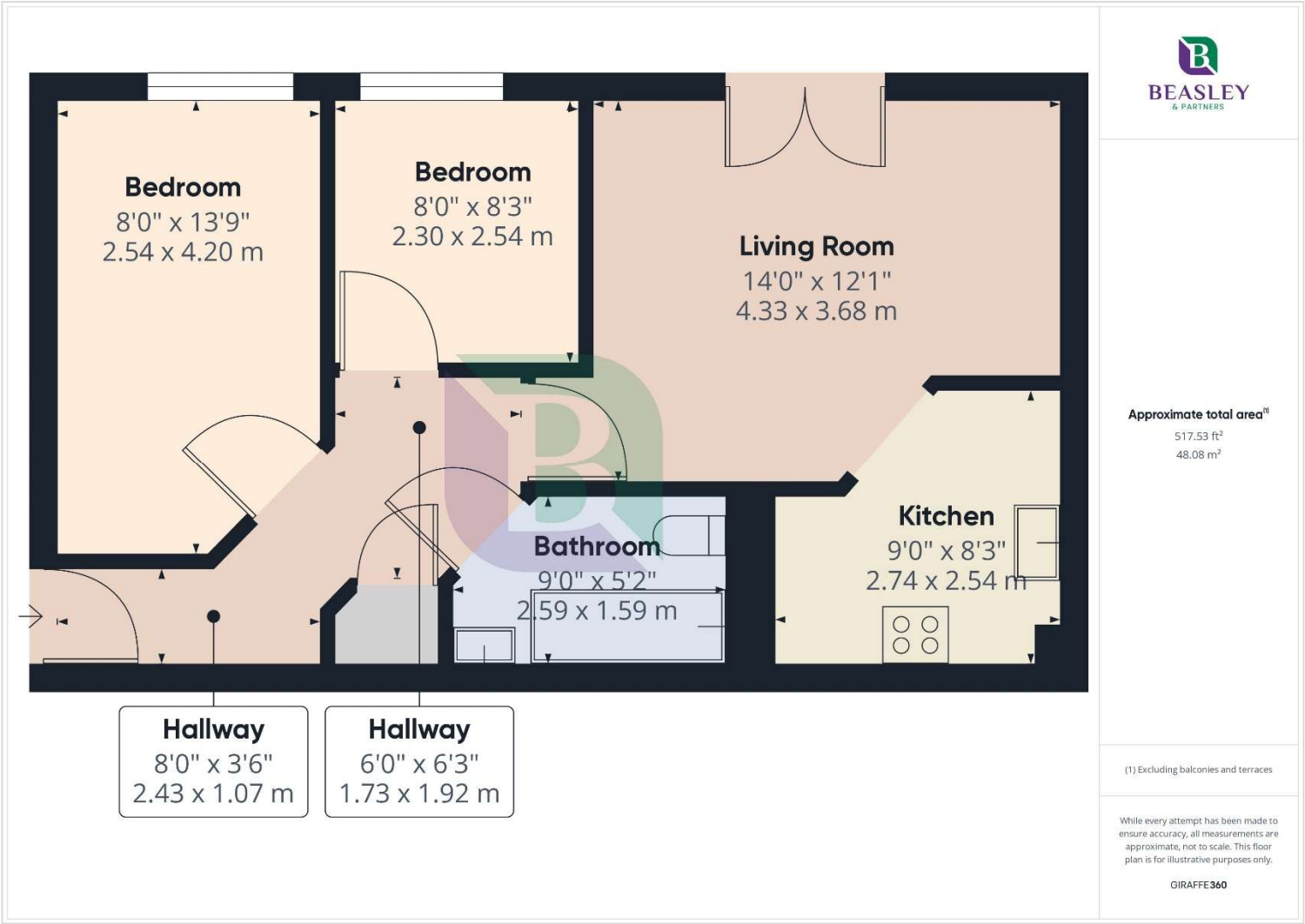



The vendor has informed the agent of:  
Annual Service Charge: £1596  
Annual Ground Rent: £100 fixed.  
Lease Remaining: 132 years  
Council Tax Band B



Access via the secure entry communal entrance with stairs rising to all floors. The apartment accommodation includes: Entrance Hall with doors to the bedrooms, bathroom and lounge/diner. The two bedrooms are a double and large single. The bathroom is fitted with a white suite with tiled splash backs. There is a lounge/diner which has doors opening to a juliet style balcony and opening to the kitchen fitted with a range of units, built in oven and hob with chimney style extractor over and additional space for white goods. Outside there is allocated parking.

Situated just off the Station Road in Woburn Sands, with a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. Woburn Sands train station is a short walk away with lines running to Bletchley and Bedford. The main hub of Woburn Sands is also close by with its high street where you will find a great variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

