



Burrowfield, Club Lane, Woburn Sands, MK17 8FB

Price £375,000 Leasehold



Offered for sale with no onward chain and for 55's and over, this immaculately presented, neutrally decorated modern apartment is situated in the heart of Woburn Sands, just a stone's throw from local amenities. With views of the tennis courts, this ground floor property is designed for convenient living and offers exclusive access to a private roof garden and communal rooms.

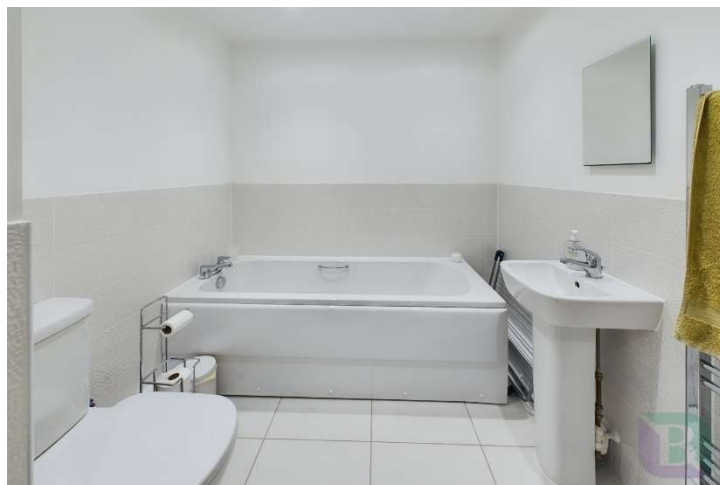


Club Lane

Woburn Sands, MK17 8FB



We have been advised of the following lease information:
Annual Service Charge: £2,956.14
Lease Remaining: 117 years (There is a £1 charge to become a member of the Management Company)
Council Tax Band B
EPC Rating B



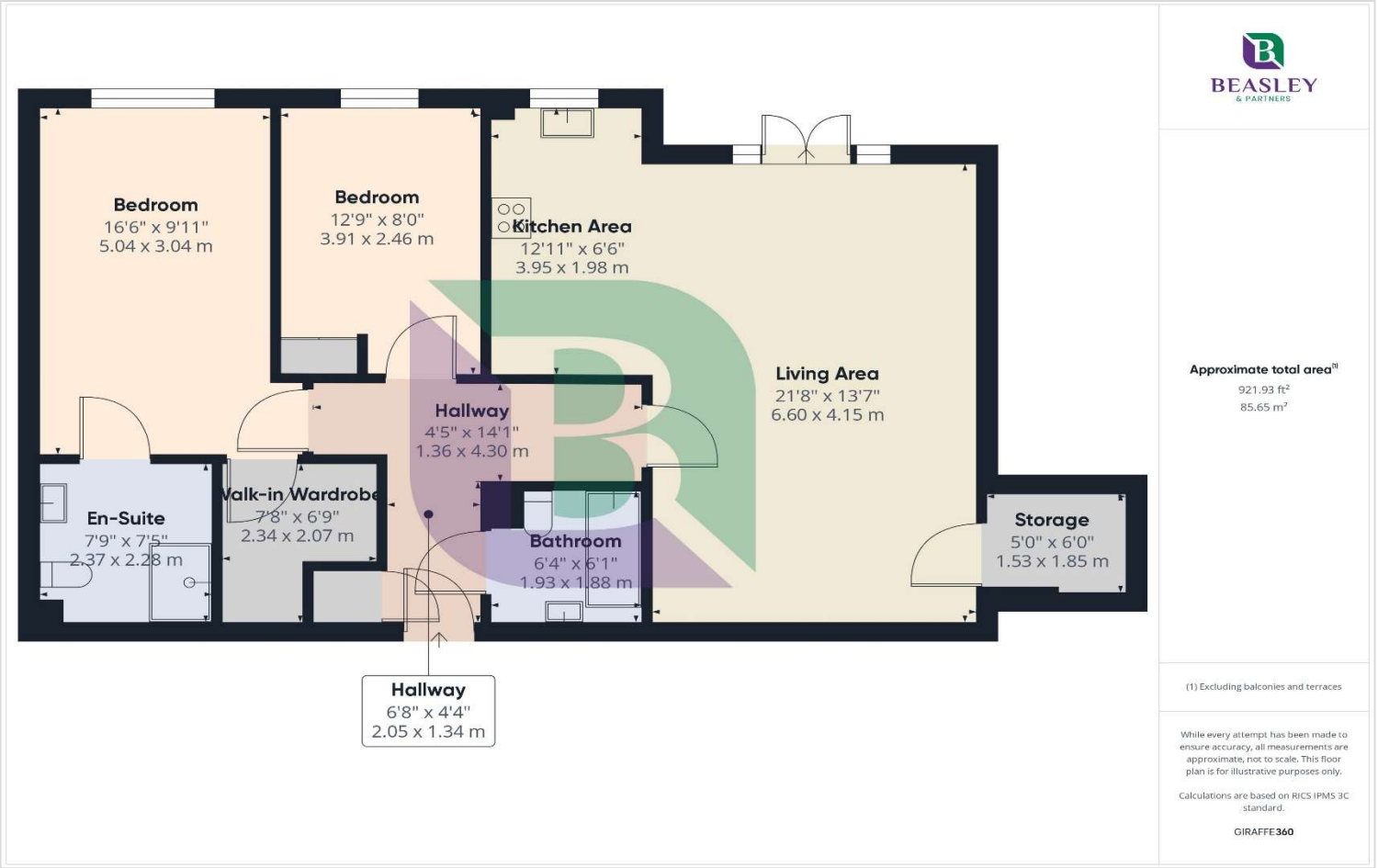
From the entrance hall, doors lead to all accommodation. The spacious living area features an open-plan flow, combining lounge and dining spaces with double doors that open out to your own outdoor seating area, perfect for enjoying the surrounding views. The modern kitchen is well-appointed with a range of units, drawers, and built-in appliances, offering style and practicality.

There are two double bedrooms, with the primary bedroom boasting an en-suite and a walk-in dressing room. A main bathroom completes the internal accommodation.

Externally, the property includes allocated parking and offers exclusive use of the private roof garden, as well as access to communal rooms.

Ideally located within walking distance of the High Street. Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by. For the tennis enthusiast, the local tennis club is located adjacent.

Milton Keynes, less than a 15 minute drive and 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. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also, just a short drive is the Historic Woburn Abbey & world-renowned Woburn Golf courses.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

