



Woodlands, Aspley Hill, Woburn Sands, MK17 8LF

Price £250,000 Leasehold



This delightful and spacious one bedroom maisonette is part of a converted Victorian house dating back to 1870's situated in a gated complex on Aspley Hill and within walking distance of Woburn Sands High Street. The property features an open plan lounge/dining/kitchen area as well as a laundry room. It also benefits from a private courtyard garden. Offered for sale with no onward chain.



Aspley Hill

Woburn Sands, MK17 8LF



Woburn Sands is renowned as one of Milton Keynes' most prestigious locations, boasting excellent amenities. Its high street hosts a variety of shops, boutiques, pubs, and eateries. Additionally, the town benefits from the picturesque backdrop of Aspley Woods. Nearby villages include Aspley Guise and Woburn, with convenient road links to the M1 and Central Milton Keynes, approximately a 15-minute drive away. The Woburn Sands Railway station provides rail connections to Bletchley and Bedford Stations.



From the parking area a gate accesses the maisonettes private low maintenance courtyard garden where the front door leads into the open plan lounge/dining/kitchen area. The dining/kitchen area is raised from the lounge and comprises a range of units with under unit lighting and complimentary work surface with inset bowl. Steps lead up to the door to access the generous size bedroom. From the inner hallway there are doors to the laundry room and bathroom which is fitted with a white suite to include a jacuzzi bath with overhead shower.

Service Charge: £724.08 (half yearly)
Remaining Lease: 983 years
Council Tax Band C



Approximate total area⁽¹⁾
514.83 ft²
47.83 m²

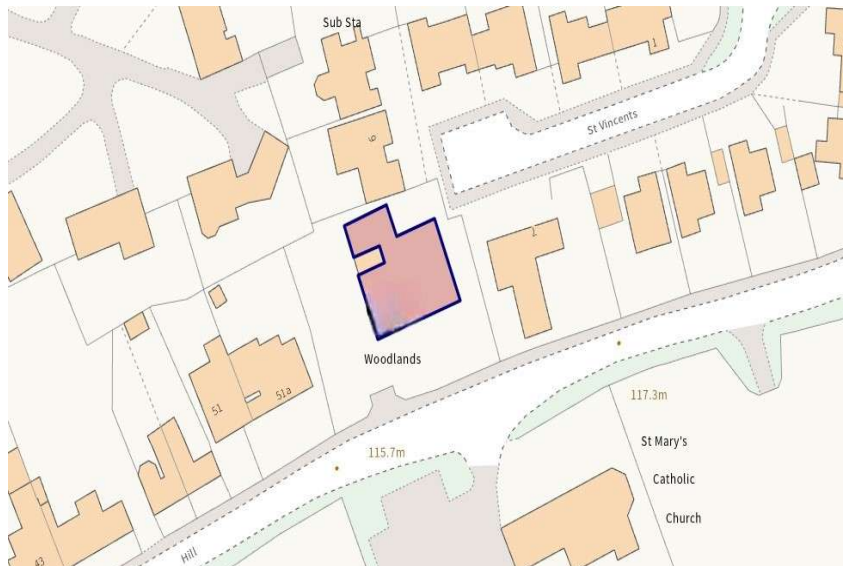
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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
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