



Cranbrook, Wourn Sands, MK17 8ND

Price: £130,000 Leasehold



A generously sized first floor studio apartment offered for sale with no upper chain. Neutrally decorated throughout, this property presents an ideal investment opportunity. Conveniently located within easy reach of Woburn Sands train station and the High Street.





# Cranbrook

## Wourn Sands, MK17 8ND

Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley. You are also spoilt with beautiful countryside and Apsley Woods being nearby, great for scenic walks and cycle tracks.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.





You access the block through the secure front entrance into the communal area, from here you will find access to the apartment.

Entering through the front door of the apartment into a small hallway with doors to storage, bathroom and living/bedroom area.

The bathroom is fitted with a white suite, the bath with an overhead shower, there is also access to the loft space. The living/bedroom area has an arch through to an additional living space which in turn has an arch through to the kitchen, fitted with units and drawers, work surface incorporating an inset one and a half bowl single drainer unit and an electric hob. There is a built-in oven and space for a fridge freezer and washing machine.

Externally there are communal gardens and allocated parking.

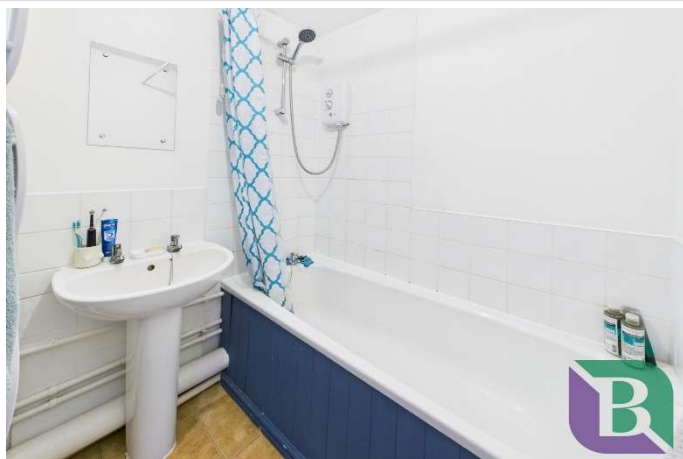
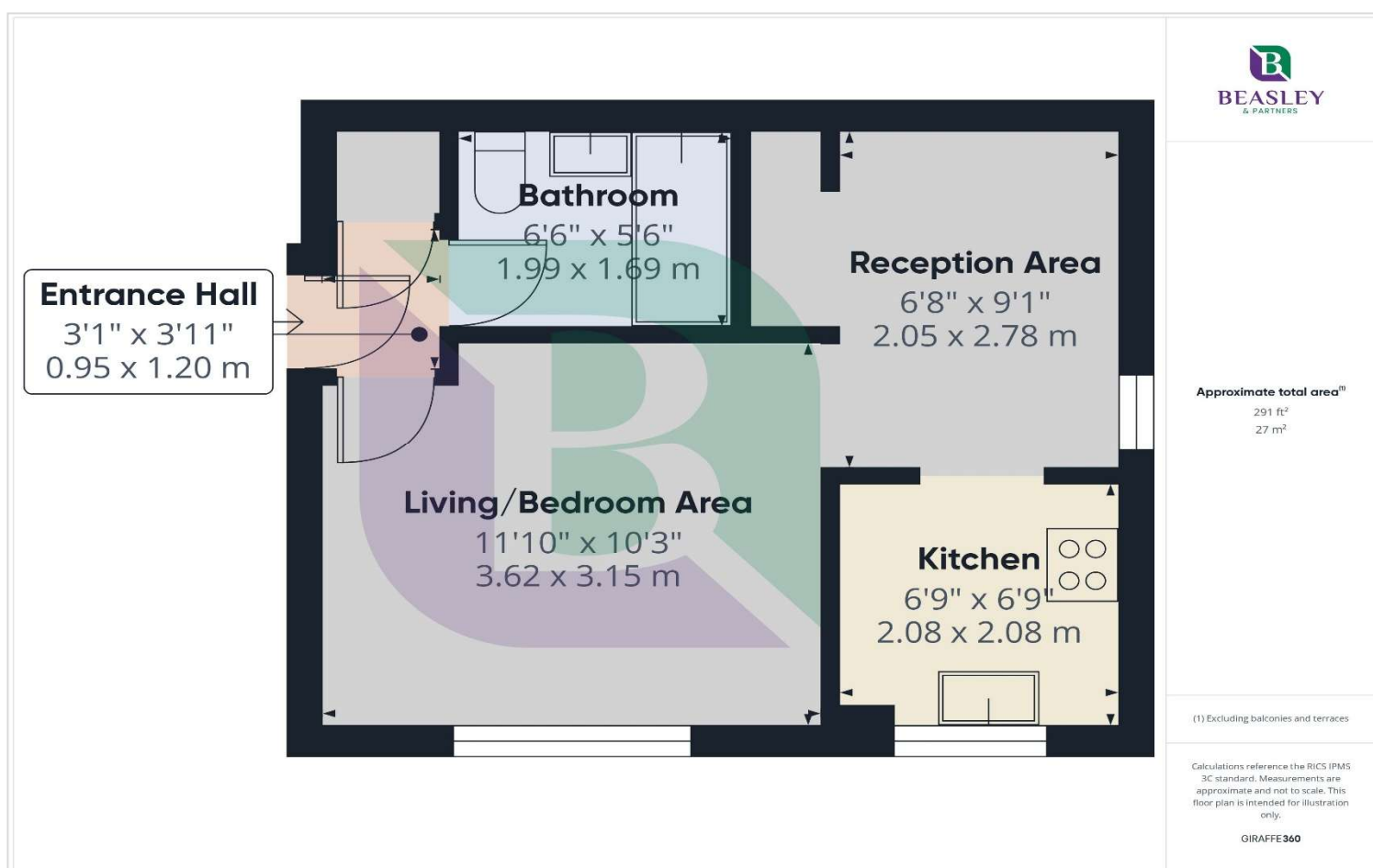
The vendor has informed the agent of the below:

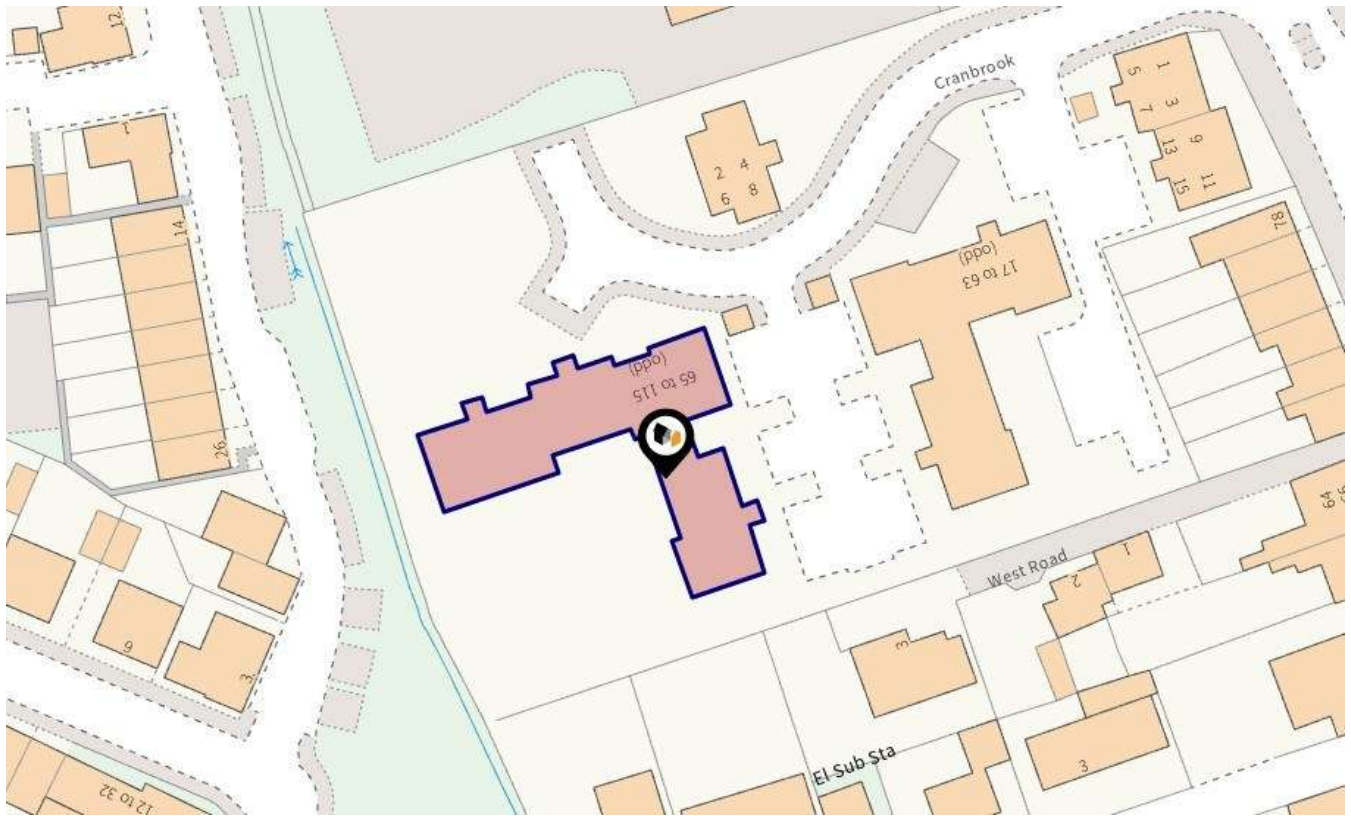
Annual Ground Rent: £140

Annual Service Charge: £1266.79

Lease Extension Granted Term Expiring 23/06/2179 (154 years remaining)

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

