



Cable Crescent, Woburn Sands, MK17 8GG  
Price £250,000 Leasehold



A stunning two bedroom lifestyle top floor apartment, nestled away down the private rear corner of Cable Crescent in the ever popular Parklands development. If you're looking for a beautifully presented apartment with a wealth of light and open planned space, then look no further!





# Cable Crescent

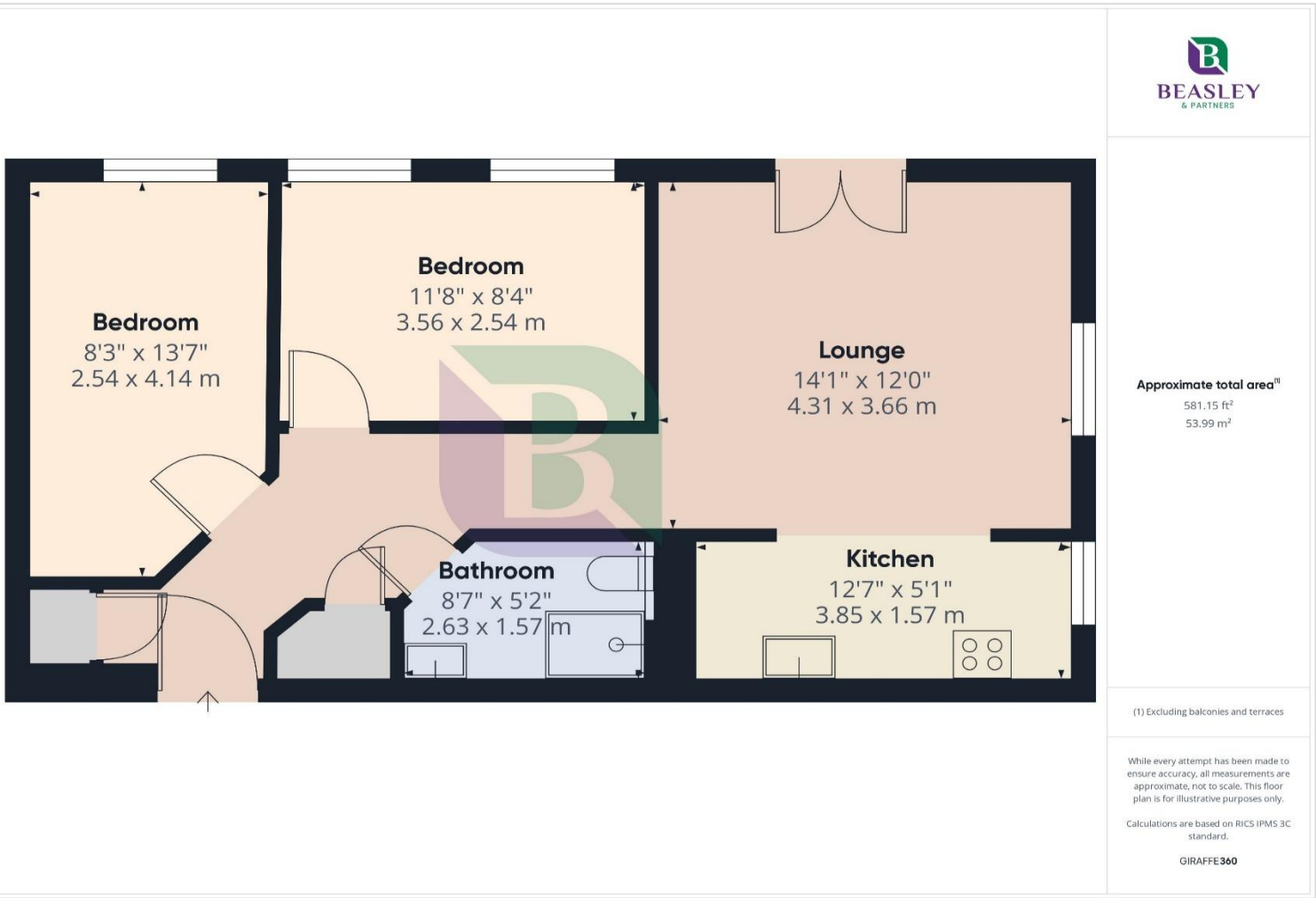
## Woburn Sands, MK17 8GG



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 it's 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.



Tucked away in the private rear corner of sought-after Cable Crescent, this beautifully presented two-bedroom top floor apartment offers the perfect blend of style, space, and ease of living. Set within the ever-popular Parklands development, this light filled home boasts an expansive open plan style and layout designed for modern living. The current owners have tastefully redecorated the home to compliment the amount of light that floods in through the kitchen and both double bedrooms, as well the juliet balcony which allows for a flow of air and light to stream in. The rest of the home has also been tastefully finished throughout, both bedrooms are sizable doubles with double glazed windows and a bright interior design. The kitchen continues the ongoing spacious and light theme and is complete with a stainless steel sink, gloss fronted units and an electric oven with gas hob. Built in appliances include a fridge freezer, dishwasher and space for the plumbing of the free-standing washing machine. Upon entering the property, you are welcomed with a spacious entrance hall, a storage cupboard an airing cupboard with water tank. There is also additional storage above the entrance to the lounge from the discrete fitted cupboards. The property also benefits and is further complete from an allocated parking space as well as an abundance of on street parking, a communal entrance which is maintained by the management company and a secure intercom system at the entrance.




The vendor has informed us of:

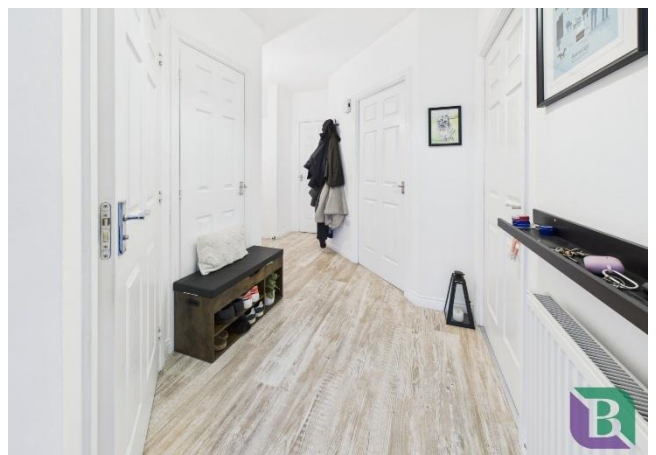
Yearly Service Charge: £2000

Yearly Ground Rent: £100

Remaining Lease: 131 Years

### 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>	80	80
(55-68) <b>D</b>		
(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.



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MK17 8RL

