

Cranbrook, Woburn Sands, MK17 8ND  
Offers in Excess of £150,000 Leasehold



Situated on the ground floor, this well presented one bedroom apartment overlooking the communal garden area, making an ideal first home or investment property. Conveniently located within a short walk of Woburn Sands High Street and Woburn Sands train station, with lines to Bletchley and Bedford.



# Cranbrook

Woburn Sands, MK17 8ND



The vendor has informed the agent of:  
Annual Service Charge: £1,406  
Annual Ground Rent: £250  
Lease Remaining: 112 years  
Council Tax Band B



Access to the property is via a secure communal entrance, leading to the apartment.

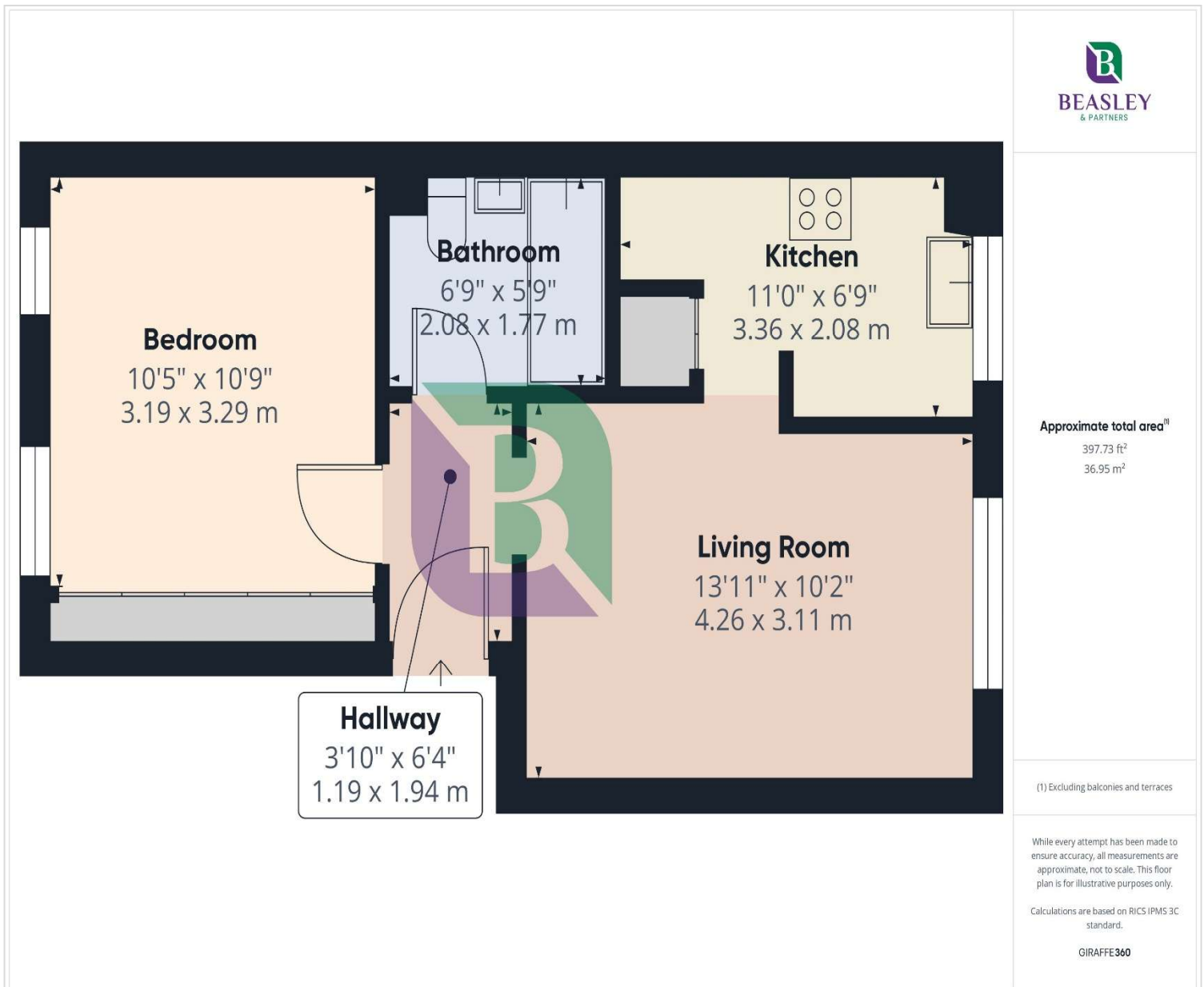
The entrance hall features a security entry phone system and provides access to the lounge, bathroom, and double bedroom.

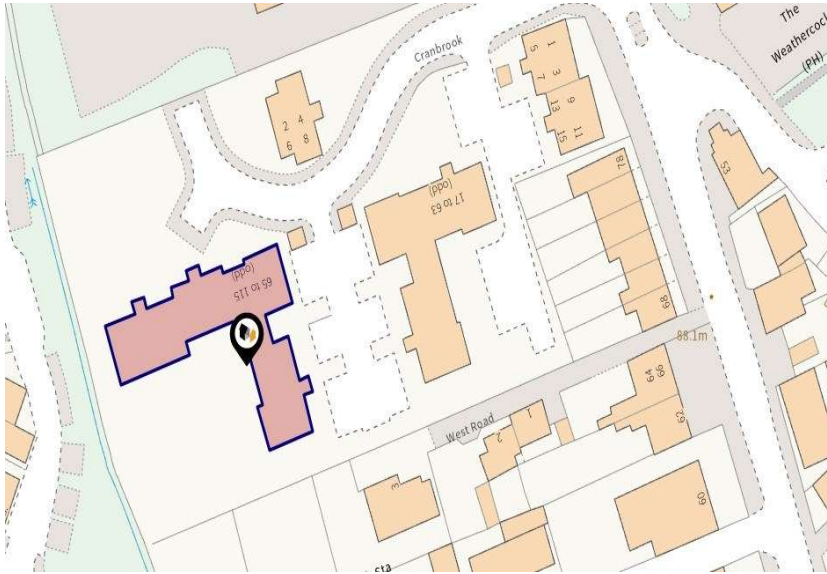
The lounge is a bright and inviting space with a window overlooking the communal gardens. An archway leads through to the kitchen, which is fitted with modern units and drawers, a built-in oven and hob, complementary work surfaces incorporating the sink unit and space for white goods complete the finish.

The bathroom includes a white suite and complementary tiling. The double bedroom benefits from built in wardrobes and dual windows to the front, offering plenty of natural light.

Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day 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, a bowls club, tennis club and garden centres close by. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10- 15 minute drive 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. There is good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.





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>	69	75
(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

