

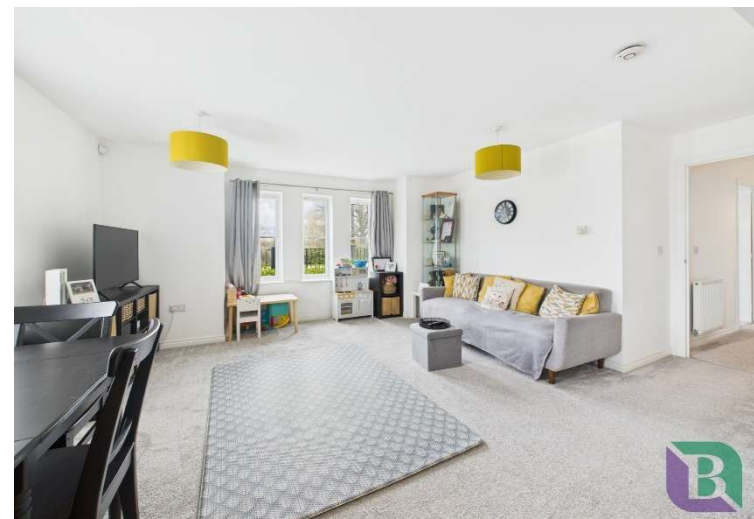


Summerlin Drive, Woburn Sands, MK17 8GP

Price £176,000 Leasehold



Rare to the market is this modern two bedroom ground floor apartment, offered for sale on the shared ownership scheme with an 80% share. A fantastic opportunity for those looking to take their first step onto the property ladder, the apartment is well presented throughout and located in a popular residential area.



Summerlin Drive

Woburn Sands, MK17 8GP



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 its 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.



The property benefits from a secure entry system, with access via a well-maintained communal area. Inside, the apartment offers bright and airy accommodation, neutrally decorated throughout to provide a fresh and modern feel. From the entrance hall, there is access to a useful storage, two double bedrooms, a bathroom, and the spacious open plan living/dining area.

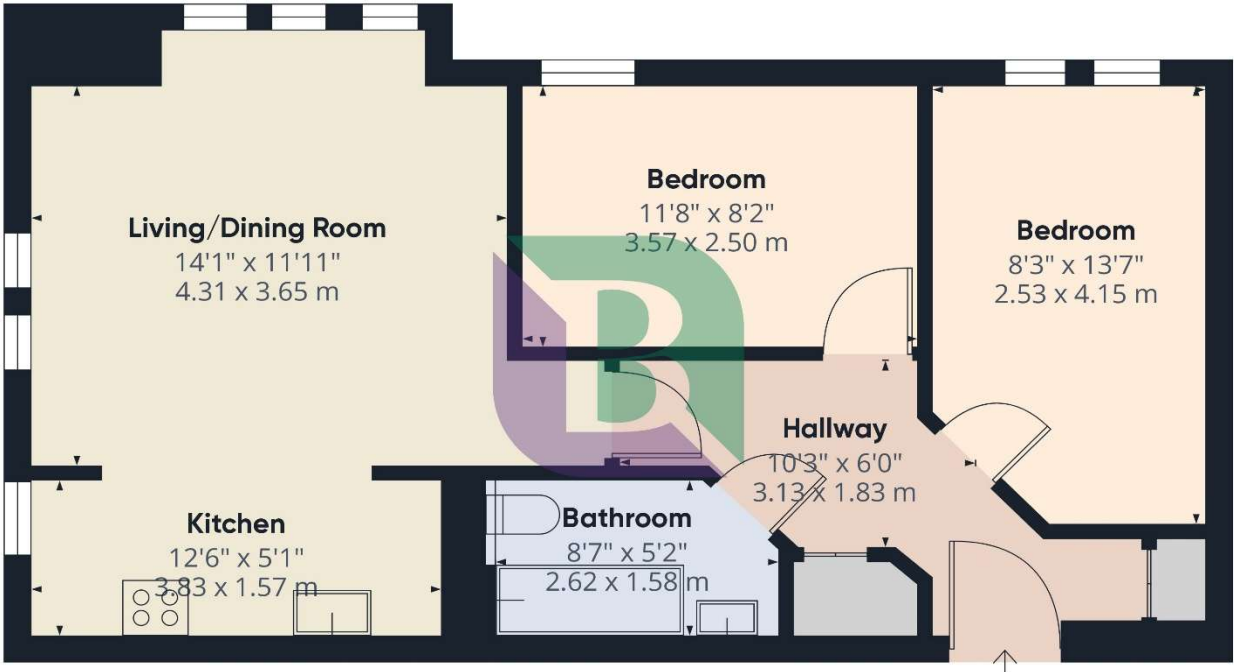
The living/dining area is a lovely, light-filled space with windows to two aspects, allowing natural light to flood in and create an inviting atmosphere. An opening lead through to the kitchen, maintaining the flow of the open-plan layout while still offering a defined cooking area.

The kitchen is fitted with a range of units and drawers, complemented by work surfaces that incorporate an inset sink and drainer unit, along with an electric hob with extractor above. A built-in oven adds to the functionality, and there is space provided for both a washing machine and a fridge freezer,

The two double bedrooms again are bright rooms and the bathroom is fitted with a white suite.

Externally there is a residents designated parking area with allocated parking.

The vendor has informed the agent of:
Monthly Rent/Service Charge: £335
Quarterly Ground Rent: £50
Lease Remaining: 80 years



Approximate total area⁽¹⁾
598.26 ft²
55.58 m²

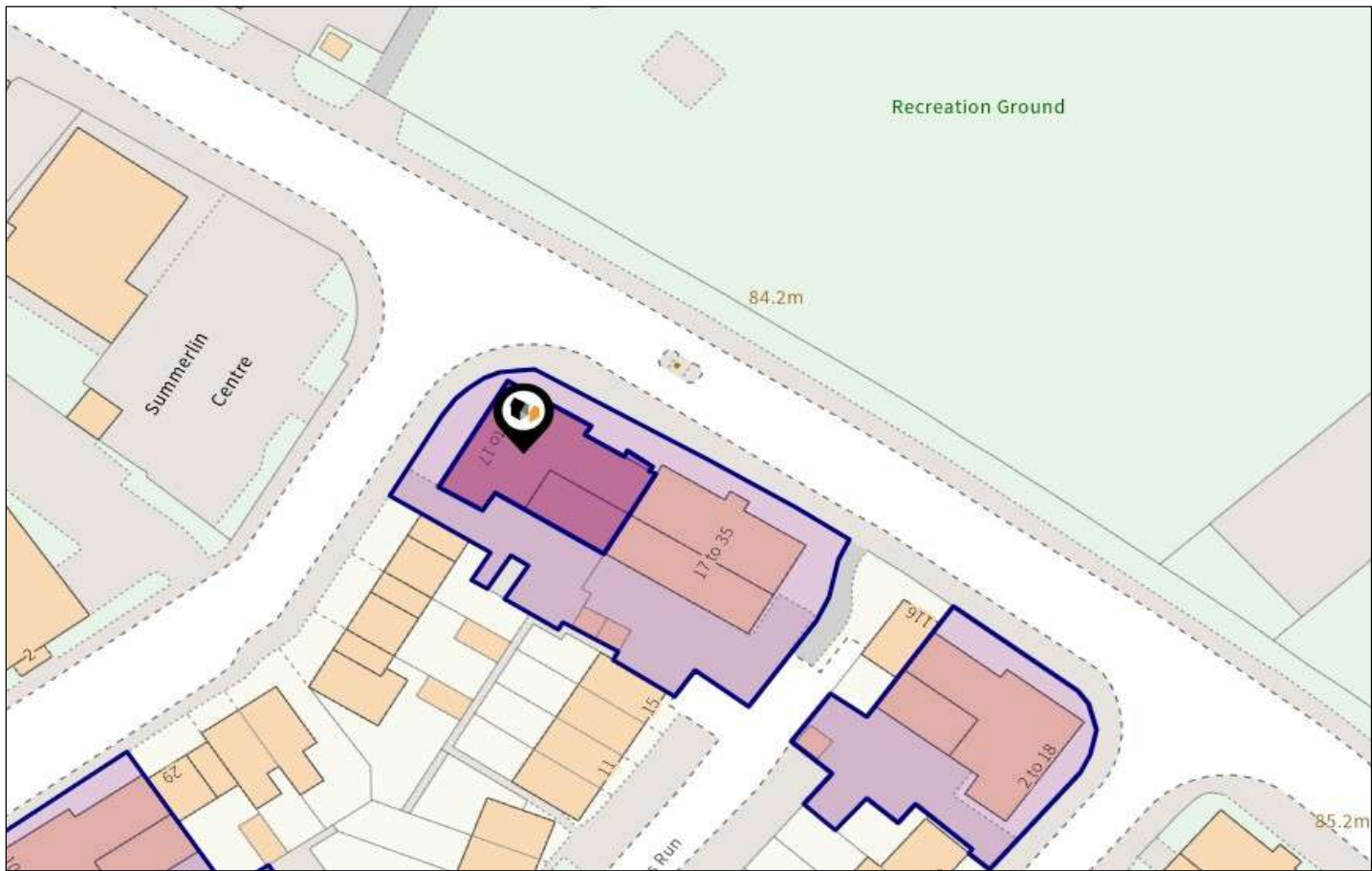
(1) Excluding balconies and terraces

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 | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 79 | 80 |
| 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

