



Greensand View, Woburn Sands, MK17 8GR

Price £215,000 Leasehold



A beautifully presented and ready to move in to first floor apartment located on the ever present and conveniently situated street of Greensand View.





# Greensand View

## Woburn Sands, MK17 8GR



Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.



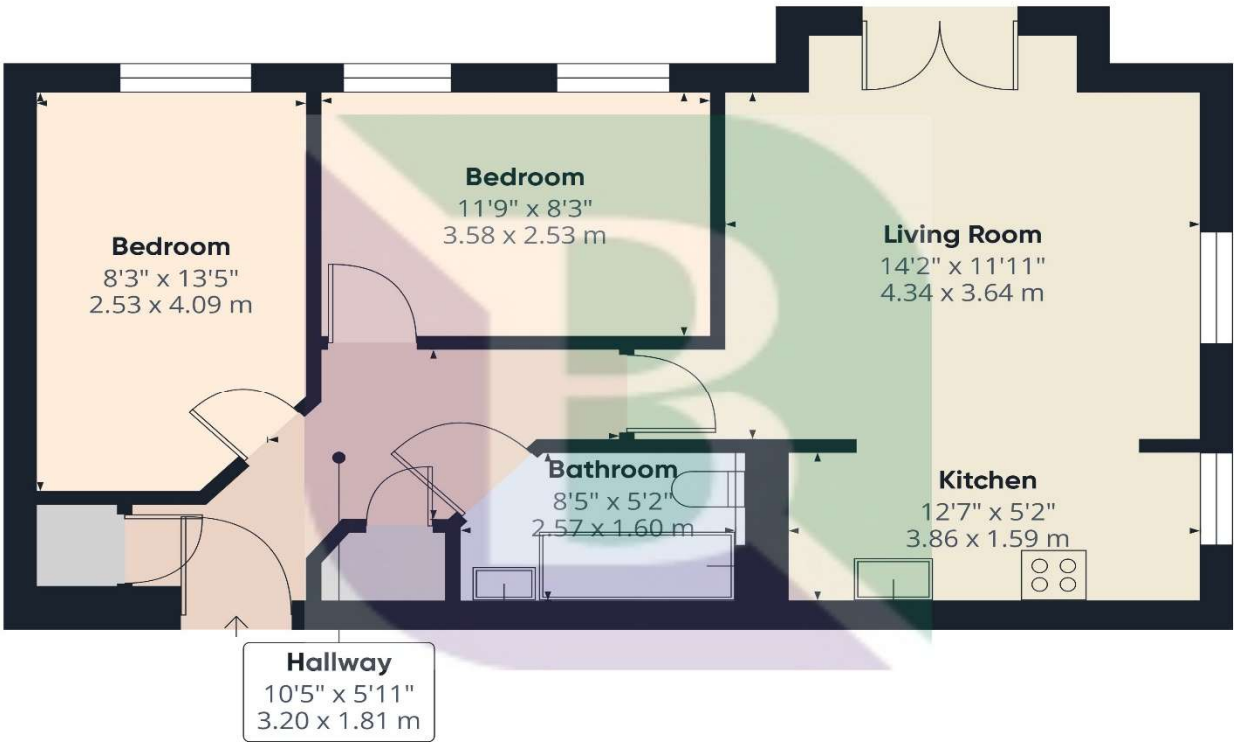
This first floor, two bedroom apartment is a fantastic opportunity, available for sale. Ideally situated, the property offers convenient access to both Woburn Sands Train Station and Woburn Sands High Street, both in which are within walking distance.

Access to the apartment block is secured through an entry door that opens into a communal hall with stairs leading to all floors. Upon entering the apartment, you'll find a welcoming hallway equipped with an entry phone system. From here, doors provide access to a storage cupboard, bedrooms, bathroom, and lounge area.

The open plan kitchen, seamlessly connected to the lounge which has double doors opening to a Juliet style balcony, is thoughtfully designed with a range of fitted units. It features a one-and-a-half bowl sink unit set into the work surface, a built-in oven and hob, and space for additional appliances. Both bedrooms are sizable double bedrooms and are complimented by the on going theme of natural light flooding in throughout. The bathroom is fitted with a white suite, complete with a shower over the bath and tiled walls.

Additional benefits of the property include a private carpark provides allocated parking.

The vendor has informed the agent of the below charges:  
Annual Service Charge: £1120.77  
Yearly Ground Rent: £100  
Lease Remaining: 131 years  
Council Tax Band B



**Approximate total area<sup>(1)</sup>**  
609 ft<sup>2</sup>  
56.5 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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.



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MK17 8RL

