BEASLEY
& PARTNERS

Eleanor Walk, Woburn, MK17 9QX
Price: £170,000 Leasehold

55 years and over.....independence with the security of support being there for you.
This two bedroom apartment is of a good size and situated a short walk from Woburn High Street and a doctors surgery.
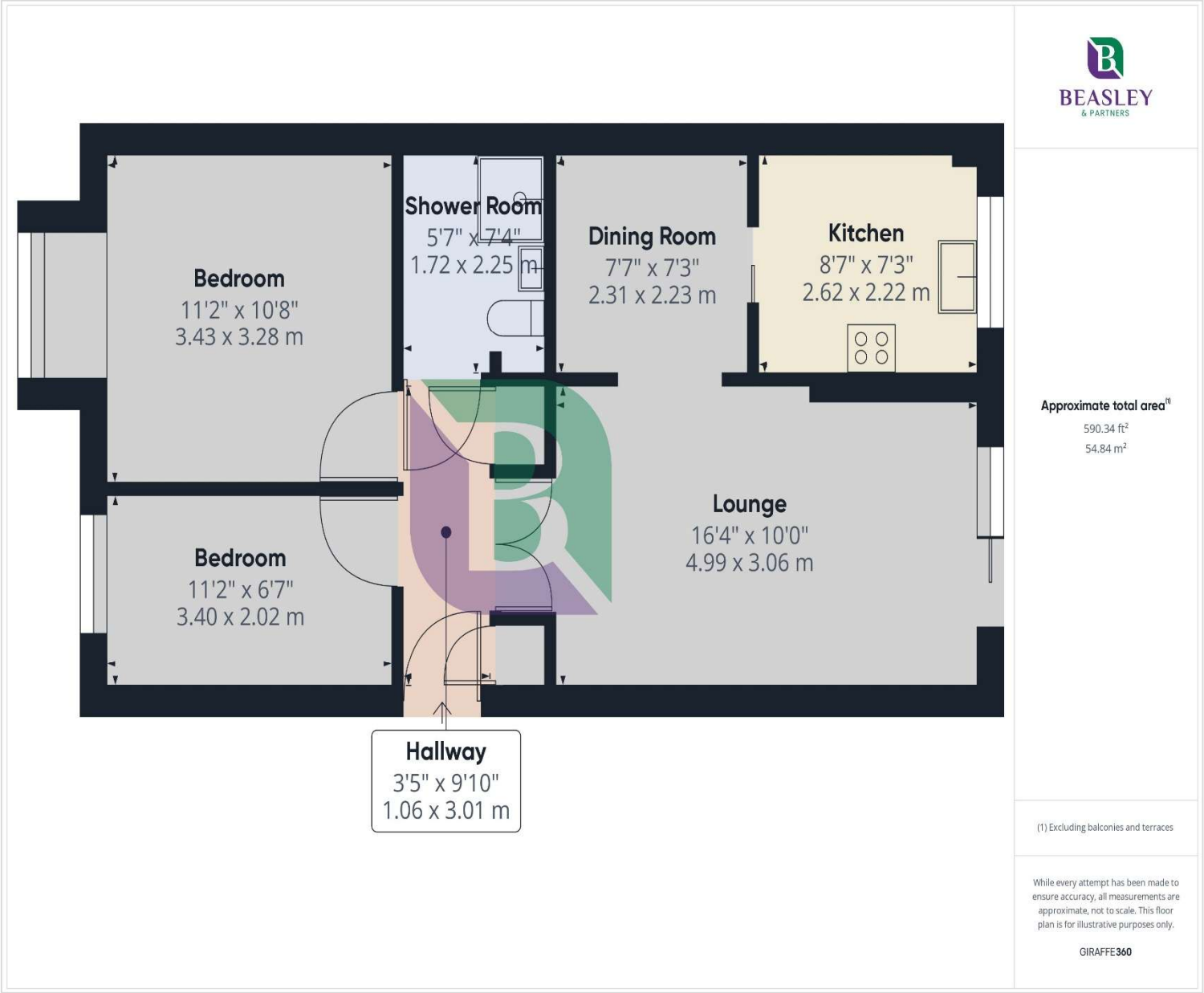Offered for sale with no above chain.
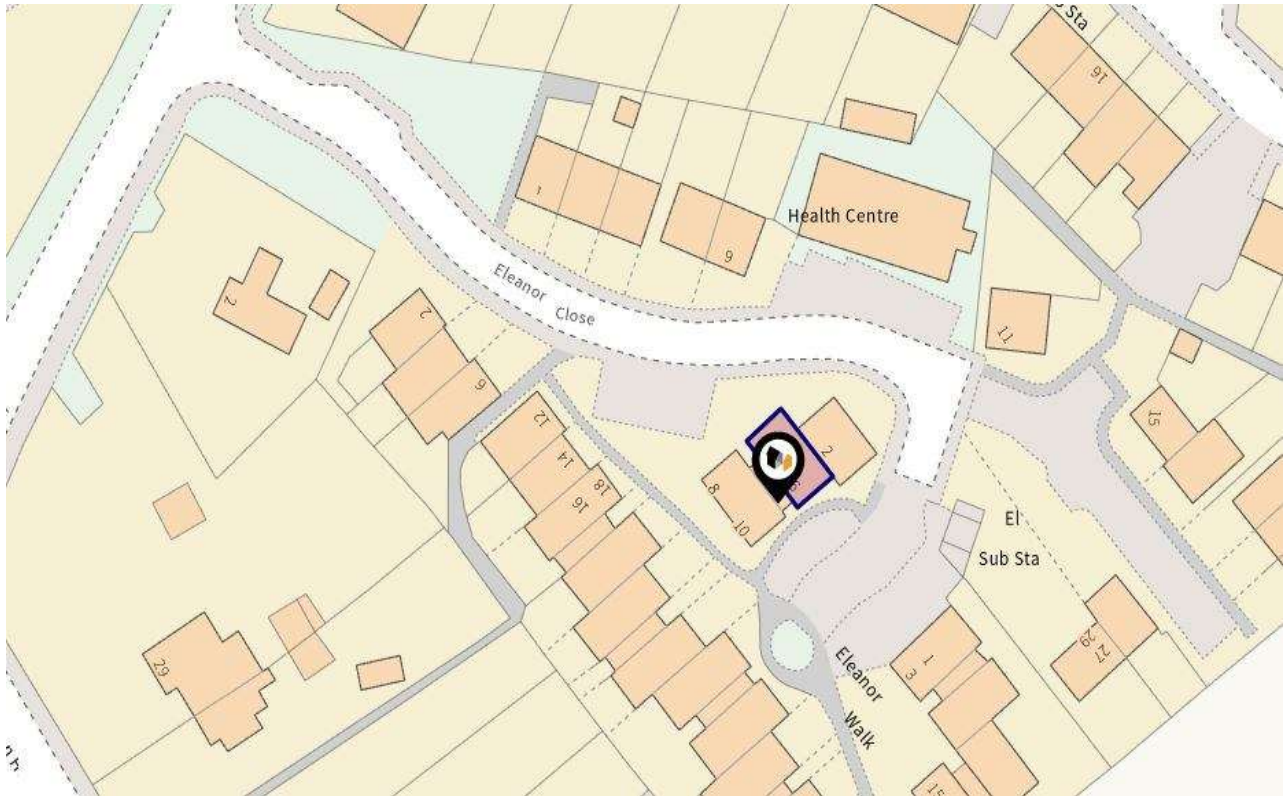
Eleanor Walk
Woburn, MK17 9QX

The property is offered well-presented and benefits from:
Entrance hall with doors to storage, two bedrooms, wet room and the lounge. The lounge has patio doors which open to a private patio, an arch which leads to the dining area with a door the fitted kitchen. Outside there are communal gardens for you to enjoy.

Bedroom
11'2" x 10'8"
3.43 x 3.28 m

Shower Room
5'7" x 7'4"
1.72 x 2.25 m

Dining Room
7'7" x 7'3"
2.31 x 2.23 m

Kitchen
8'7" x 7'3"
2.62 x 2.22 m

Bedroom
11'2" x 6'7"
3.40 x 2.02 m

Lounge
16'4" x 10'0"
4.99 x 3.06 m

Approximate total area[1]
590.34 ft²
54.84 m²

Hallway
3'5" x 9'10"
1.06 x 3.01 m

(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.

GIRAFFE360

The property is located close to the heart of Woburn Village providing bespoke shops, a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, lower school and Woburn Lido with its outdoor swimming pool. Also on your doorstep is the Bedford Estate with Woburn Abbey and its beautiful grounds, deer park and Woburn Safari Park. Also nearby is Woburn Golf Course.

Just a short drive is Woburn Sands and the city of Milton Keynes providing further facilities. There are good road links to the M1 and mainline railway stations at Leighton Buzzard, Bletchley and Milton Keynes.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) **A**			
(81-91) **B**			
(69-80) **C**			79
(55-68) **D**		68	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

The vendor has informed the agent of:

Monthly Ground Rent/Service Charge: £250
Lease: 181 years
Council Tax Band: C
EPC Rating: D

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.

B

6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL