

£375,000
Leasehold



THOMAS CONNOLLY
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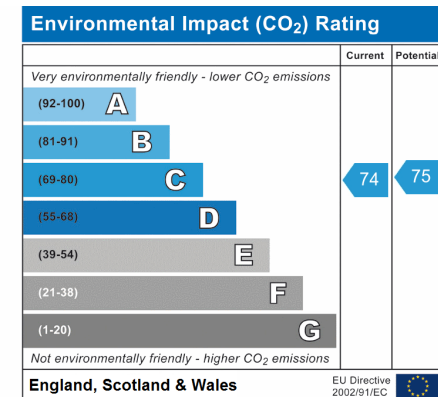
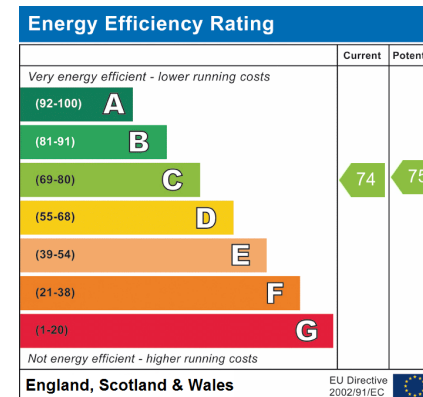


Summary of Property

Thomas Connolly Estate Agents are delighted to present this beautifully presented two bedroom top floor apartment situated in the highly desirable and popular Heath Lane, Woburn Sands, within walking distance to Heath Lane wood. Aspley Guise is approx. 1 mile from the town of Woburn Sands which has a selection of shops and restaurants and a bank. Woburn Golf Club is approximately 3 miles away and is the only 54 hole venue to have all three courses, the Duke's, Duchess and Marquess, featured in Golf Monthly and Golf World's Top 100 Courses in the UK and Ireland.

Entrance to this stunning and historical building is via a communal hall with stairs leading to the top floor where the apartment is situated.

The accommodation comprises; stairs rising to the hallway, with feature skylight window, storage cupboard, two reception rooms, open plan kitchen renovated with Neff and AEG integrated appliances and Neff induction hob with granite quartz worksurfaces, leading into one of the reception rooms with another storage cupboard and original renovated fireplace, two double bedrooms, one shower room and one bathroom with freestanding



Room Descriptions

Top Floor

Stairs Leading to Hallway

Hallway

With storage cupboard

Reception 1

17' 9" x 7' 10" (5.41m x 2.39m)

Reception 2

17' 7" x 8' 6" (5.36m x 2.59m) leading off from the open plan kitchen space with a storage cupboard

Kitchen

11' 2" x 9' 5" (3.40m x 2.87m)

Master Bedroom

16' 2" x 7' 5" (4.93m x 2.26m)

Bedroom 2

15' 6" x 8' 7" (4.72m x 2.62m)

Bathroom

9' 10" x 9' 2" (3.00m x 2.79m)

Shower Room

10' 7" x 8' (3.23m x 2.44m)

Outside

Communal Grounds

Single Garage and Parking

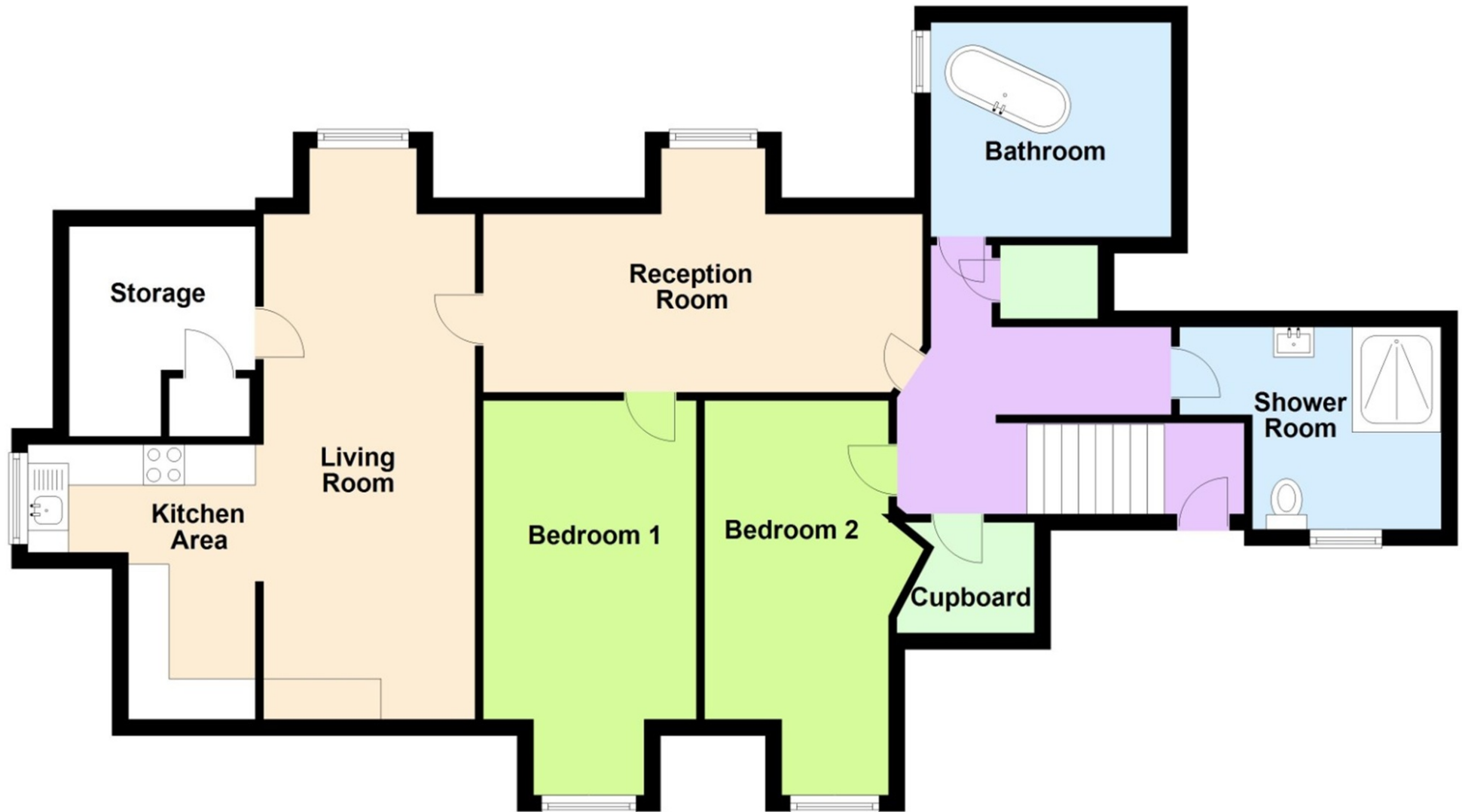
General

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyer's interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Top Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)