

£245,000
Leasehold



THOMAS CONNOLLY
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



Summary of Property

Thomas Connolly Estate Agents are delighted to present this stunning two double bedroom third floor apartment set within the highly desirable location of Woburn Sands. The property is located in a new development that offers a lake view, seated park area and is within walking distance to local schools, bus routes, a train line and Woburn Sands High Street. The high street offers an established mixture of local shops, banks and restaurants. This particular location has the added bonus of having easy access to the A421 & M1 for commuting.

The accommodation in brief comprises; Entrance hall, modern open plan kitchen / dining / sitting room, bedroom one with en-suite shower room, a second double bedroom and a family bathroom. This property also benefits from an allocated parking space.

Ground rent: £250pa

Maintenance Charge: £1,733.10 pa

Please contact us for further information or to confirm your viewing appointment

Room Descriptions

THIRD FLOOR

ENTRANCE:

Via communal door

ENTRANCE HALL:

LOUNGE:

14' 1" x 16' 4" (4.29m x 4.98m)

KITCHEN:

14' 9" x 7' 10" (4.50m x 2.39m)

BEDROOM ONE:

11' x 9' 1" (3.35m x 2.77m)

ENSUITE:

BEDROOM TWO:

11' x 9' (3.35m x 2.74m)

BATHROOM:

STORAGE CUPBOARD:

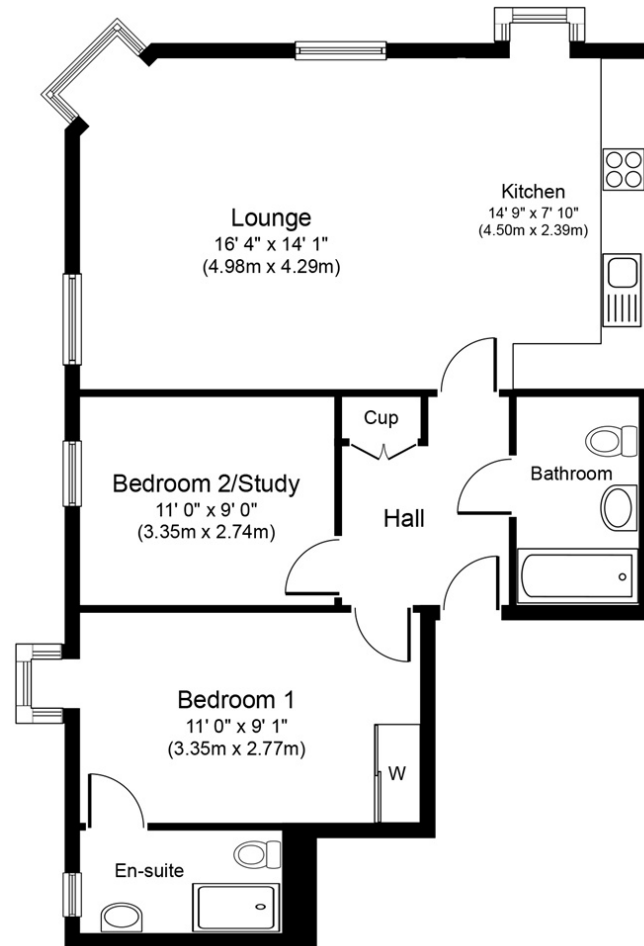
PARKING FOR ONE CAR OFF ROAD:

PLEASE NOTE:

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 perspective buyers 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

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Third Floor

Approx. Gross Internal Floor Area 766 sq. ft. / 71.2 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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