



# De Sanford Court, Greenfield Road

Westoning,  
Bedfordshire, MK45 5FD  
£220,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Offered for sale with no upper chain, this modern first floor apartment is pleasantly positioned adjacent to the village park and features contemporary, open plan living space incorporating kitchen area, two double bedrooms (the principal with en-suite shower room) and bathroom.

The property also has the benefit of gas to radiator heating, double glazed windows and allocated parking. Commuter links are available via Flitwick and Harlington mainline rail stations and J12 of the M1, which are all within 2 miles. EPC Rating: B.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door.  
Stairs to first floor landing.

### FIRST FLOOR

#### LANDING

Private entrance door to:

#### ENTRANCE HALL

Recessed spotlighting to ceiling. Radiator.  
Built-in airing cupboard housing water tank.  
Further walk-in storage cupboard. Doors to both bedrooms, bathroom and to:

#### LIVING ROOM

Opaque double glazed window to side aspect. Double glazed window to rear aspect. Radiator. Television point. Open plan access to:

### KITCHEN AREA

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink unit with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Wine rack. Cupboard housing wall mounted gas fired boiler. Recessed spotlighting to ceiling.

### BEDROOM 1

Double glazed window to rear aspect.  
Radiator. Door to:

### EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, pedestal wash hand basin with tiled splashback and close coupled WC. Shaver socket. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 2

Double glazed window to front aspect.  
Radiator.



## BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap, pedestal wash hand basin and close coupled WC. Tiled splashbacks. Extractor. Radiator. Shaver socket.

## OUTSIDE

### OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: B.

Lease: 125 years from 24/07/2009.

Ground Rent: £250 pa.

Service Charge: £362 (approx.) pa.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

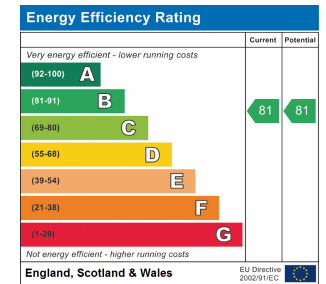
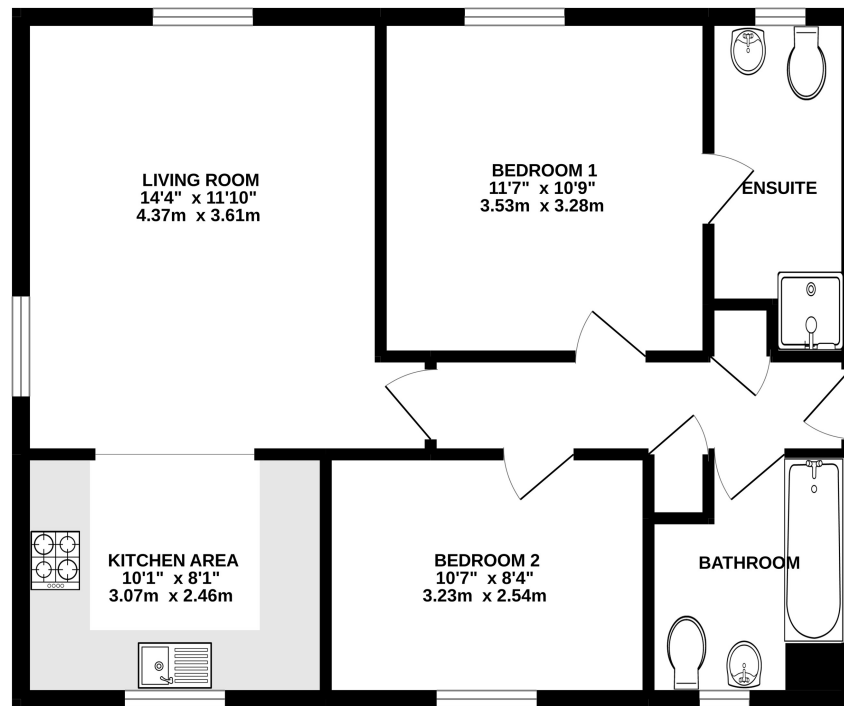
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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