

59 Abbotswood

Westbury Lane, Newport Pagnell, Buckinghamshire, MK16 8PR



PRICE: £270,000

Lease: N/A

Property Description:

A TWO BEDROOM RETIREMENT BUNGALOW WITH CONSERVATORY AND PATIO AREA

Abbotswood comprises of 23 bungalows. Situated in a convenient location to local shops, Bus Routes, Supermarket, Chemist, Hairdressers and local park. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Visiting Development Manager
24 hour emergency Appello call system
Minimum Age 55
CLOSE TO LOCAL AMENITIES
RESIDENTS PARKING

Price to include carpets, curtains and light fittings

Tenure: Freehold



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	86
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/03/25

Annual Ground Rent:

£Nil

Ground Rent Period Review:

Not applicable

Annual Service Charge:

£3167.78

Council Tax Band:

C

Event Fees:

Nil Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.