



Connells

The Limes Westbury Lane
Newport Pagnell



Property Description

A superb two bedroom retirement (Over 60's) property which is situated in 'The Limes' development on Westbury Lane and comprises of Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms and Wetroom - Viewing is most strongly recommended.

The whole flat is wheelchair accessible including the bathroom, wide hallway and doorways, as is the entire complex.

Shared Community Facilities Include:

Cafe Bistro with adjoining lounge area

Multi-purpose Activity Room

Free Wi-Fi in communal areas

Quieter/Library

Hairdressing and Beauty Salon

Bright & Spacious Atrium with Sitting and Recreation areas

Communal Gardens with Sitting Areas

En-suite Guest Rooms Available to rent for visitors

Assisted Bathroom

Resident and Visitors' car park

Additional Care packages available if required

Service charges, Wellbeing charge and Ground Rent are payable on the property whilst on resale, Administration charges and a Contingency Fund contribution apply.

Communal Entrance

24 hour security with CCTV and fob entry

Entrance Hall

Flat situated on the 2nd floor (corner flat). Whole flat wheelchair accessible. Entrance hall with telephone, radiator and access to all rooms.

Kitchen

10' 9" x 9' 6" (3.28m x 2.90m)

Wall and base units with tile backing, sink and drainer, integrated electric oven/hob/extraction, space for fridge freezer, washing machine and dishwasher. Two double glazed windows.

Lounge Diner

16' x 10' 11" (4.88m x 3.33m)

Two double glazed windows, one with Juliette balcony to front aspect. Radiators

Bedroom One

12' 11" x 11' 5" (3.94m x 3.48m)

Double fitted wardrobe space, two double glazed windows, radiator. Access to Jack and Jill wetroom.

Bedroom Two

9' 6" x 9' 1" (2.90m x 2.77m)

Double glazed window overlooking glass house, radiator.

Wetroom

Jack and Jill Wetroom from hallway and

bedroom one. Shower, w/c and sink.
Additional hand rail and seat supports.

Communal

Access to communal gardens and all
facilities/amenities within the complex.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/NPA305614

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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