



Connells

The Limes Westbury Lane
Newport Pagnell



Property Description

A superb one bedroom retirement (Over 60's) property which is situated in 'The Limes' development on Westbury Lane and comprises of Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room - 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.

Entrance Hall

Telephone Intercom. Storage cupboard.

Lounge

13' 5" x 13' 4" (4.09m x 4.06m)

Juliet balcony. Radiator

Kitchen

12' 7" x 6' 11" (3.84m x 2.11m)

Mixture of wall and base level units. Archway through to lounge. Window to front aspect. Built in Oven and hob.

Bedroom One

10' 7" x 15' 5" MAX (3.23m x 4.70m MAX)

Built in Wardrobe. Window to front. Door to bathroom.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/NPA305751

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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