



**Connells**

Green Farm Road  
Newport Pagnell





## Property Description

Connells are pleased to bring to the market a two-bedroom first floor flat in the sought area of Newport Pagnell. With only three flats in the block, one allocated parking space, a communal bike shed and solar panels providing water heating. The property benefits from excellent school catchments, nearby to all amenities, good road links and public transport. A great opportunity for any buyer.

This flat is located in the Market town of Newport Pagnell with close proximity to a range of amenities, schools, shopping facilities and more.

The accommodation offers spacious living arrangements throughout and briefly comprises: an entrance hallway, a fitted kitchen with a mixture of wall and base level units, a stainless steel sink drainer, an oven with a hob, built in fridge / freezer, space for appliances. Open plan lounge/ dining with Juliet Balcony, and two good sized bedrooms, one with ensuite plus a family bathroom.

Externally, the property benefits from allocated parking.

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## Entrance Porch

Communal entrance hall. Stairs to first floor.

## Entrance Hall

Two built in cupboards . Doors to accommodation. Intercom system.

## Lounge/Kitchen Dining Room

26' 8" x 10' 7" ( 8.13m x 3.23m )

Open Plan. Radiator. Juliet Balcony to rear. Kitchen. Mixture of wall and base level units. Built in oven and hob. Built in fridge freezer. Window to front.

## Bedroom One

12' 3" x 9' 2" ( 3.73m x 2.79m )

Window to rear. Radiator

## En Suite

Shower. WC. Sink. Extractor.

## Bedroom Two

10' x 8' 8" ( 3.05m x 2.64m )

Window to front. Radiator.

## Bathroom

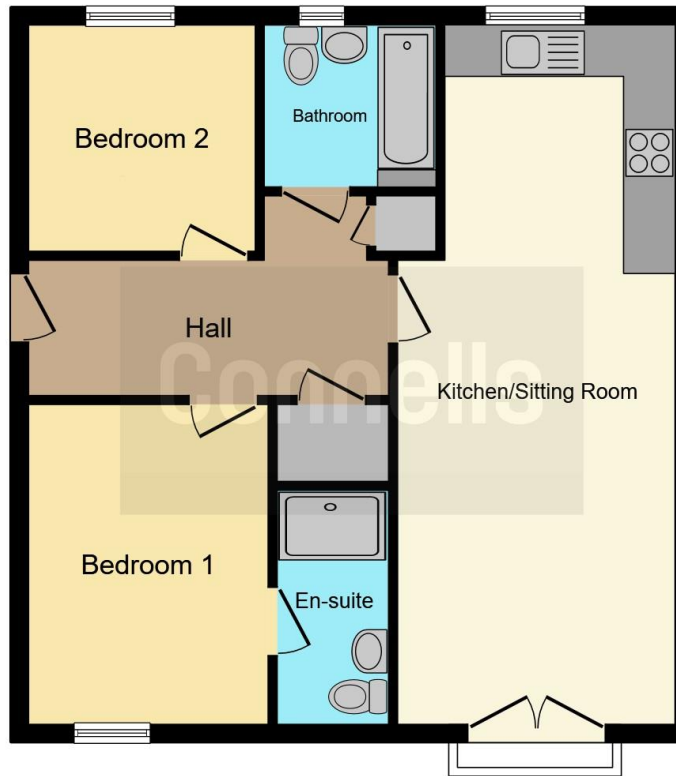
WC, Sink, Bath, Tiled surround. Window to rear.











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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [newportpagnell@connells.co.uk](mailto:newportpagnell@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NPA305829](http://connells.co.uk/Property/NPA305829)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2010. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: NPA305829 - 0006

