



Lawnsmead Gardens, Newport Pagnell MK16 8AY

welcome to

Lawnsmead Gardens, Newport Pagnell

Situated just off the High Street sits this LIGHT & AIRY FIRST floor retirement apartment. The property is accessed via communal stairs or lift & provides a hallway, living room with dual aspect windows, kitchen, bedroom and SHOWER ROOM. Outside COMMUNAL GARDENS & PARKING.

Communal Entrance Hall:

Lift and stairs to first floor.

Access Gained Via:

Door with spy hole to the hallway.

Hallway:

With telephone and entry intercom system and panic alarm. There is a coving to ceiling and then doors to the remaining rooms including a large cupboard housing hot water cylinder.

Living Room:

15' 7" x 10' 3" (4.75m x 3.12m)

The living room is situated to the front of the building and incorporates a feature marble effect fireplace and hearth with mantel over, both T.V. and aerial points, further B.T. point, an electric storage heater and double glazed windows to both front and side aspects with an opening to the kitchen.

Kitchen:

7' 4" x 7' (2.24m x 2.13m)

The kitchen is fitted with a single bowl, single drainer stainless steel sink unit with cupboard under. The kitchen incorporates a built-in electric oven and four ring hob with extractor hood over, has plumbing for a washing machine and space for further white goods. This well stocked kitchen also provides ample storage in base and eye level units with complimentary roll top work surfacing and tiling to splash backs also with coving to ceiling, a Dimplex wall heater and a double glazed window to the side aspect.

Bedroom:

13' 6" x 8' 11" (4.11m x 2.72m)

In the bedroom there is a built-in wardrobe, a further telephone point, coving to ceiling, an electric storage heater and double glazed window to the front aspect.

Shower Room:

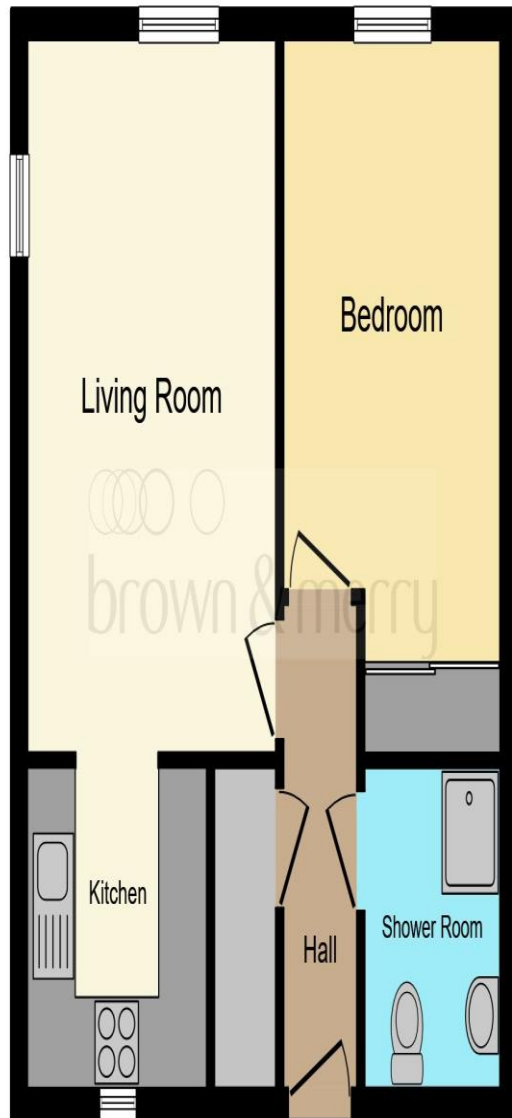
This re-fitted shower room incorporates a white segment shower tray with sliding glazed splash screen doors and shower inset, a wash hand basin with cupboards under and a low level w.c. The walls are tiled providing splash cover and has coving to ceiling. There is an extractor fan and a wall mounted electric heater.

Outside:

The communal grounds are very well maintained with well stocked shrub borders and beds extending around the development and providing views over Bury Field Common. There is also a parking area providing parking for the residents and the occasional visitor. Further amenities include communal lounge providing social events and a Guest Suite which is available to visitors. For further information please contact Brown & Merry Estate Agents in Newport Pagnell.

Agent's Note:

There are newly fitted carpets in the hallway, lounge and bedroom.



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.



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Lawnsmead Gardens,
Newport Pagnell

- FIRST FLOOR RETIREMENT APARTMENT
- LIVING ROOM
- KITCHEN
- BEDROOM
- SHOWER ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



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Property Ref:
NPL105649 - 0018

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