



Lawnsmead Gardens, Newport Pagnell MK16 8AY

welcome to

Lawnsmead Gardens, Newport Pagnell

Lawnsmead Gardens was developed by McCarthy & Stone in 1993 & provides RETIREMENT/SHELTERED housing. The whole site is ACCESSABLE by WHEELCHAIR and this one bedroom apartment can be reached via a LIFT or stairs. There is a non-resident manager and a community alarm service.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Gained Via:

Communal stairwell with lift elevator and corridor leading to front door which then in turn leads to the:

Hallway:

Coving to ceiling, access to loft space, telephone point, intercom entry system and panic alarm, large airing cupboard housing hot water tank and doors to remaining rooms.

Sitting Room:

15' 6" x 10' 4" (4.72m x 3.15m)

Electric fire inset ornamental fireplace with marble effect backing and wooden mantle surround, telephone and T.V. points, electric storage heater, double glazed window to rear aspect and doorway to:

Kitchen:

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

Single bowl, single drainer stainless steel sink unit with cupboards under, built-in electric oven and hob with extractor hood over, plumbing for a washing machine, space for freestanding fridge and freezer. Fitted with a further range of base and eye level units with complimentary roll top work surfacing, tiling to splash backs and wall mounted electric Heatstore heater.

Bedroom:

13' 7" x 8' 11" (4.14m x 2.72m)

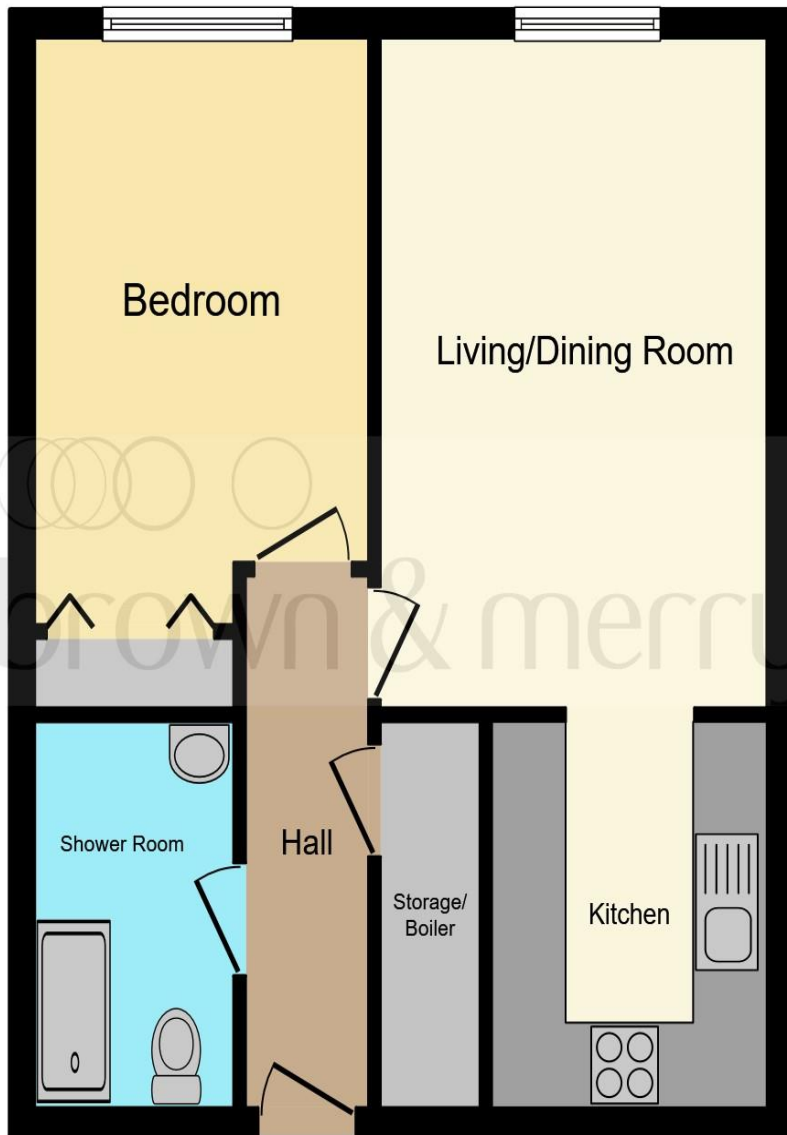
Built-in wardrobe with folding doors, telephone point, coving to ceiling, electric storage heater, double glazed window to rear aspect.

Shower Room:

Fitted with a white suite to comprise: Shower tray with sliding glazed splash screen and shower inset, pedestal wash hand basin with tiling to splash backs and low level w.c. Shaver point, coving to ceiling, extractor fan, wall mounted Dimplex heater.

Outside:

There are communal gardens and communal parking.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



welcome to
Lawnsmead Gardens,
Newport Pagnell

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Retirement/sheltered housing development
- Close to the town centre

Tenure: Leasehold EPC Rating: D

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.

guide price

£55,000



view this property online [brownandmerry.co.uk/Property/NPL106523](https://www.brownandmerry.co.uk/Property/NPL106523)



Property Ref:
NPL106523 - 0016

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)