



Flat A High Street, Newport Pagnell MK16 8EH

welcome to

Flat A High Street, Newport Pagnell

Located in the heart of NEWPORT PAGNELL & within WALKING DISTANCE of the TOWN CENTRE & its amenities is this wonderful GROUND FLOOR apartment situated in this converted CHARACTER PROPERTY. The property has a lounge with BAY WINDOW, kitchen/diner & PRIVATE RESIDENT PARKING.

Entrance Hall:

Entered via a door from the communal entrance and with doors to the lounge, bedrooms and kitchen/diner, wood laminate flooring, double radiator.

Living Room:

15' 10" x 11' 9" (4.83m x 3.58m)

Sash bay window to front, double radiator, T.V. point, wood laminate flooring.

Kitchen / Diner:

18' 1" x 6' 10" (5.51m x 2.08m)

Fitted with wall and base units with work surfaces over, stainless steel sink with drainer, part tiling, electric oven and electric hob with cooker hood over, plumbing for a washing machine, fridge/freezer, central heating boiler, double radiator, double glazed window to rear and wooden door with stained glass insert leading to parking area.

Bedroom One:

12' 5" x 8' 9" (3.78m x 2.67m)

Window to rear, double radiator.

Store Room

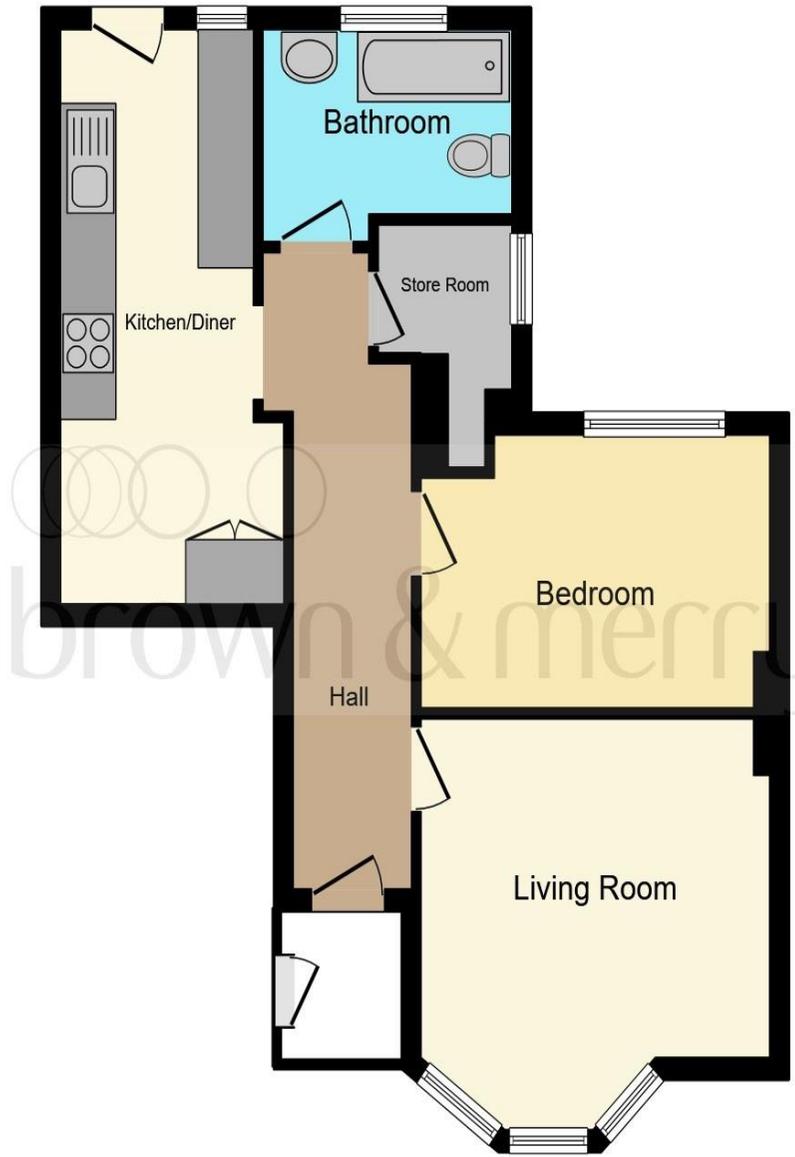
Double glazed window to the side, Radiator.

Bathroom:

Fitted with a suite to comprise: Bath with mixer taps, wash hand basin and w.c, double glazed window to rear, part tiling.

Private Parking:

Resident's parking to the rear.



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
Flat A High Street,
Newport Pagnell

- IDEAL FOR FIRST TIME BUYERS
- PRIVATE RESIDENT'S PARKING
- HIGH STREET LOCATION
- KITCHEN/DINER
- REFITTED BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



view this property online [brownmerry.co.uk/Property/NPL104191](https://www.brownmerry.co.uk/Property/NPL104191)



Property Ref:
NPL104191 - 0012

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@brownmerry.co.uk



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



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