



**Lawnsmead Gardens, Newport Pagnell MK16 8AY**

**welcome to**

## **Lawnsmead Gardens, Newport Pagnell**

Pleasantly situated on the site of the former Bury Lawn School is a retirement complex for the over 55's. Offering easy access to Newport Pagnell high street & pleasantly situated adjacent to Bury Field common this one bedroom second floor apartment offers a refitted kitchen with built in appliance.

### **Entrance Hall:**

Coving to ceiling, electric panel heater, telephone entry system. Doors to remaining rooms. Cupboard housing hot water tank.

### **Lounge:**

17' 5" x 10' 3" ( 5.31m x 3.12m )

Telephone and T.V. points. Coving to ceiling.

Electric storage heater. Double glazed bow window to rear aspect

### **Kitchen:**

7' 3" x 7' ( 2.21m x 2.13m )

Fitted with a single bowl single drainer stainless steel sink unit with cupboard under. Built in electric double oven. Four ring ceramic hob. Free standing dishwasher. Fridge and freezer to remain. Wood effect vinyl flooring. Fitted with a further range of base and eye level units with complimentary roll top work surface and tiled splashbacks. Coving to ceiling and wall mounted Dimplex heater.

### **Bedroom One:**

15' 6" x 8' 10" ( 4.72m x 2.69m )

Telephone point. Built in wardrobe. Coving to ceiling. Electric storage heater. Double glazed window to rear aspect,

### **Shower Room:**

Fitted with a suite comprise: Shower tray with shower curtain and shower inset. Wall mounted wash hand basin with cupboard under. Low level WC. Extractor fan. Wall mounted Dimplex heater and coving to ceiling.

### **Outside:**

#### **Gardens And Parking:**

To the outside there are well tended communal gardens with a seating areas and parking for both

residents and visitors.

### **Agent's Note:**

There is a part time manager on site which is wheelchair accessible. There is a lift or stairs to the upper floors and a communal lounge area.



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

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**welcome to**  
**Lawnsmead Gardens,**  
**Newport Pagnell**

- RETIREMENT DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- COMMUNAL GARDENS AND PARKING
- ONE BEDROOM
- LIFT OR STAIRS TO UPPER FLOORS

Tenure: Leasehold EPC Rating: B

guide price

**£125,000**



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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.



Property Ref:  
NPL106792 - 0006

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