



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.

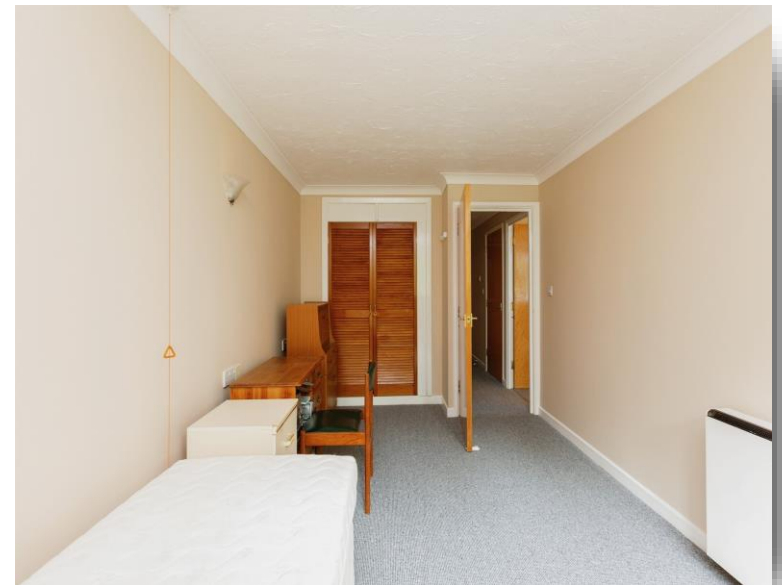
Agent's Note:

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.

Powered by audioagent.com



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

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

£125,000



view this property online [brownandmerry.co.uk/Property/NPL106792](https://www.brownandmerry.co.uk/Property/NPL106792)



Property Ref:
NPL106792 - 0010

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)