



Ruskin Court, Newport Pagnell MK16 0JL

welcome to

Ruskin Court, Newport Pagnell

EXTENDED LEASE 151 YEARS REMAINING! A FRESHLY DECORATED 1st floor apartment for the over 55's. The property is offered with NO ONWARD CHAIN & benefits from a REFITTED KITCHEN, living/dining area, BEDROOM with FITTED WARDROBE & bathroom. Outside COMMUNAL GARDENS & PARKING for residents & visitors.

Entrance Hall:

Doors to bedroom, bathroom, kitchen and lounge/diner.

Living / Dining Area:

15' 4" x 12' 1" (4.67m x 3.68m)

Double glazed window to front, wall mounted heater, T.V. point.

Refitted Kitchen:

8' 4" x 7' 1" (2.54m x 2.16m)

Refitted with a range of wall and base units with work surfaces over, sink with drainer, space for washing machine and fridge freezer, electric hob with extractor fan over, tiled splash backs, double glazed window to front.

Bedroom:

15' 4" x 10' 3" (4.67m x 3.12m)

Window to rear, wall mounted heater, built-in wardrobes.

Bathroom:

Fitted with a suite to comprise: Bath with shower over, wash hand basin and w.c. Partly tiled, extractor fan.

Outside:

There are well tended communal gardens as well as parking for the residents and their visitors to enjoy.



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

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Ruskin Court,
Newport Pagnell

- EXTENDED LEASE - 151 YEARS REMAINING
- FRESHLY DECORATED ONE BEDROOM 1ST FLOOR APARTMENT
- REFITTED KITCHEN
- OVER 55's
- GREEN PARK DEVELOPMENT and CLOSE TO AMENITIES

Tenure: Leasehold EPC Rating: D

guide price

£125,000



view this property online brownandmerry.co.uk/Property/NPL106837

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NPL106837 - 0006

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.

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