



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

**welcome to**

## **Lawnsmead Gardens, Newport Pagnell**

A rarely available GROUND FLOOR retirement apartment being just a few minutes walk away from the High Street & its amenities. With a light and spacious lounge area which leads directly out to a private patio/seating area, a refitted SHOWER ROOM, emergency pull cords, COMMUNAL GARDENS & PARKING.

### **Entrance Hall:**

Door to front, doors to all accommodation.

### **Lounge:**

17' 4" x 10' 3" ( 5.28m x 3.12m )

Double glazed window to rear, single double glazed door to paved seating area, telephone and T.V. points, electric storage heater. Door to kitchen.

### **Kitchen:**

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

Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with drainer, ceramic electric hob, cooker hood, washing machine, fridge and combi cooker/microwave to remain, window to side.

### **Bedroom One:**

15' 4" x 8' 9" ( 4.67m x 2.67m )

Double glazed window to rear, fitted wardrobes, electric storage heater.

### **Shower Room:**

Fitted with a suite to comprise: Shower cubicle with electric shower over, wash hand basin and w.c. Fully tiled, extractor fan.

### **Outside:**

#### **Private Garden:**

Paved patio area.

#### **Communal Gardens:**

Use of well maintained communal gardens.

### **Parking:**

For residents and visitors.

### **Agent's Notes:**

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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**

- RARELY AVAILABLE GROUND FLOOR APARTMENT
- NO UPPER CHAIN
- PRIVATE PATIO AREA
- RE-FITTED SHOWER ROOM
- EASY ACCESS TO THE CAR PARK FROM THE APARTMENT

Tenure: Leasehold EPC Rating: C

guide price

**£140,000**



**view this property online** [brownandmerry.co.uk/Property/NPL107035](https://www.brownandmerry.co.uk/Property/NPL107035)

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.



Property Ref:  
NPL107035 - 0003

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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