

Ruskin Court, Newport Pagnell MK16 0JL



welcome to

Ruskin Court, Newport Pagnell

Situated within this popular development for the over 55's sits this GROUND FLOOR APARTMENT. Offered for sale with NO ONWARD CHAIN the property has built-in wardrobes in both BEDROOMS, SHOWER ROOM and outside well tended COMMUNAL GARDENS for the residents enjoyment and COMMUNAL PARKING.

Entrance Hall:

Storage heater, door to bedrooms and kitchen.

Lounge: 13' 3" x 12' 2" (4.04m x 3.71m) Double glazed window to front, wall mounted heater, T.V. point.

Kitchen:

9' 7" x 6' 3" ($2.92m \times 1.91m$) Double glazed window to rear, wall and base units with work surfaces over, space for washing machine, integrated electric oven and hob, stainless steel sink with drainer, tiled splash backs.

Bedroom One:

13' 3" max x 9' 9" max (4.04m max x 2.97m max) Double glazed window to front, built-in wardrobes, wall mounted heater.

Bedroom Two:

11' 1" x 8' 2" (3.38m x 2.49m) Double glazed window to rear, built-in wardrobes, wall mounted heater.

Shower Room:

Fitted with a shower, wash hand basin and w.c. Heated towel rail, double glazed window to front.

Outside:

Communal gardens and parking for residents and visitors.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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Ruskin Court,

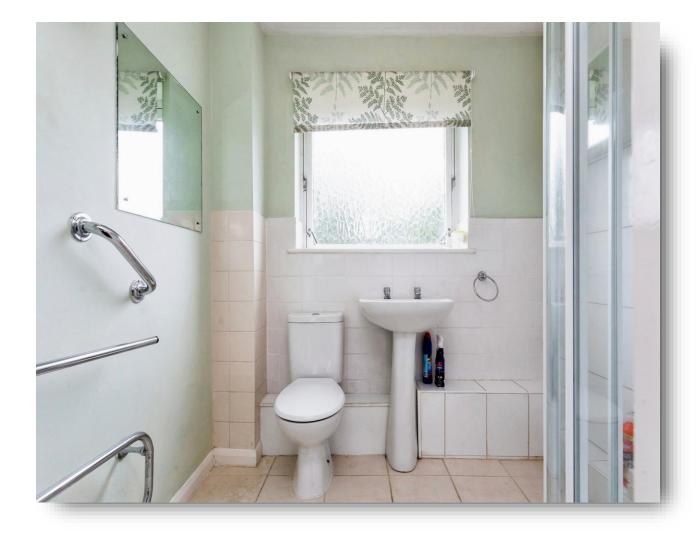
Newport Pagnell

- GROUND FLOOR APARTMENT
- FOR THE OVER 55'S
- TWO BEDROOMS
- SHOWER ROOM
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 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.

guide price **£170,000**



view this property online brownandmerry.co.uk/Property/NPL107171



Property Ref: NPL107171 - 0005 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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