



**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 x 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](http://www.focalagent.com)



**welcome to**  
**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**



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Property Ref:  
NPL107171 - 0005

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brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**