



Addenbrookes Road, Newport Pagnell MK16 9FD



welcome to

Addenbrookes Road, Newport Pagnell

Ideal as a FIRST TIME BUY or BUY TO LET is this FIRST FLOOR apartment situated on a MODERN DEVELOPMENT. With easy access to the M1, Bedford, Cranfield, Northampton & CMK benefits include LOUNGE/DINER opening to KITCHEN, GENEROUS BEDROOMS with ENSUITE to MASTER & ALLOCATED PARKING.

Entrance Gained Via:

Wooden door to front into:

Entrance Hall:

Double glazed window to side, two good sized storage cupboards, wood laminate flooring. Doors to bedrooms, bathroom and:

Lounge / Diner:

14' 8" x 14' 2" (4.47m x 4.32m)

Dual electrically controlled skylight windows, vaulted ceilings, radiator, television and T.V. points, French doors leading to Juliet balcony to the front and side. Opening into:

Open Plan Kitchen:

Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with drainer, tiling to splash back areas, electric oven and electric hob with cooker hood over, plumbing and space for appliances, integrated fridge freezer, wood laminate floor, double glazed window to side.

Bedroom One:

16' 2" x 12' 4" (4.93m x 3.76m)

Dual double glazed windows to front, radiator, T.V. point. Door to:

Ensuite:

Fitted with a suite to comprise: Shower cubicle, low level w.c. and wash hand basin. radiator, extractor fan, tiling to splash back areas.

Bedroom Two:

10' 3" x 7' 3" (3.12m x 2.21m)

Double glazed window to rear, radiator.

Bathroom:

Fitted with a suite to comprise: Panelled bath with mixer taps and shower over, low level w.c. and wash hand basin. Extractor fan, tiling to splash back areas, double glazed skylight windows.

Outside:

Allocated off road parking.



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
Addenbrookes Road,
Newport Pagnell

- TWO BEDROOMS
- ENSUITE AND BATHROOM
- OPEN PLAN LIVING/DINING ROOM
- VAULTED CEILING
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



view this property online [brownmerry.co.uk/Property/NPL107227](https://www.brownmerry.co.uk/Property/NPL107227)



Property Ref:
NPL107227 - 0002

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@brownmerry.co.uk



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



[brownmerry.co.uk](https://www.brownmerry.co.uk)