



**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 & ALLOCATED PARKING. NO ONWARD CHAIN!

### **Entrance Hall:**

Intercom, two storage heaters.

### **Lounge / Diner / Kitchen:**

16' 9" max x 16' 4" max ( 5.11m max x 4.98m max )

Open plan with full length double glazed door and window to front, T.V. and telephone point, two radiators. The kitchen area is fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, integrated dishwasher, space for washing machine, integrated fridge/freezer, electric oven and hob with extractor fan over.

### **Bedroom One:**

11' 2" x 9' 8" max ( 3.40m x 2.95m max )

Double glazed window to front, radiator, door to hall.

### **Bedroom Two:**

9' 4" x 7' 1" ( 2.84m x 2.16m )

Double glazed window to front, door to hall, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with shower attachment, wash hand basin and w.c. Heated towel rail, shaver point, partly timed, extractor fan.

### **Outside:**

There is an allocated parking space.



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

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**Addenbrookes Road,**  
**Newport Pagnell**

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED 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

**£210,000**



**view this property online** [brownmerry.co.uk/Property/NPL107280](https://www.brownmerry.co.uk/Property/NPL107280)



Property Ref:  
NPL107280 - 0003

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