



Lawnsmead Gardens, Newport Pagnell, MK16 8AY

welcome to

Lawnsmead Gardens, Newport Pagnell

A BEAUTIFULLY PRESENTED and IMPROVED FIRST FLOOR retirement APARTMENT situated very close to the HIGH STREET and its amenities. Offering a REFITTED KITCHEN with INTEGRATED APPLIANCES, a REFITTED SHOWER ROOM, DOUBLE BEDROOMS, COMMUNAL GARDENS and PARKING.

Entrance Hall:

Storage heater, door to living room, bedrooms and bathroom.

Sitting Room:

22' 8" x 10' 3" (6.91m x 3.12m)

Carpet flooring, double glazed window to side and front aspect, fireplace (electric), storage heater, door to kitchen.

Kitchen:

8' 2" x 7' 7" (2.49m x 2.31m)

Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, integrated fridge and freezer, integrated microwave and oven, Neff induction hob with extractor fan over, tiled splash back surround, vinyl flooring.

Bedroom One:

15' 7" x 9' 3" max (4.75m x 2.82m max)

Carpet flooring, fitted wardrobe, storage heater, double glazed window to front aspect.

Bedroom Two:

15' 7" max x 8' 9" max (4.75m max x 2.67m max)

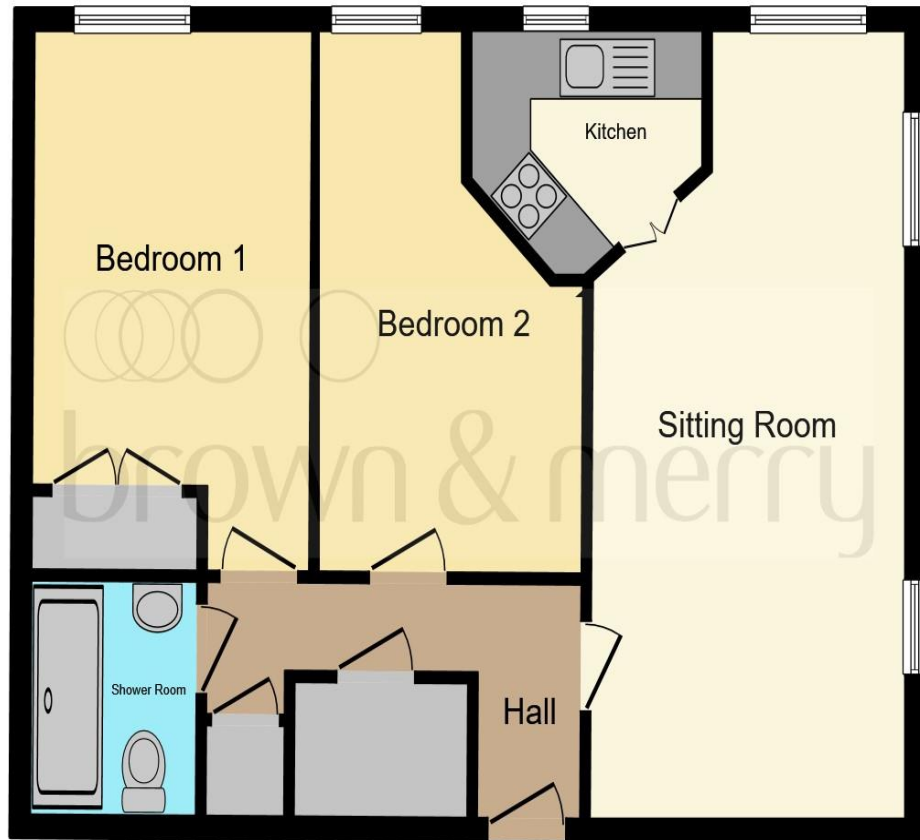
Fitted wardrobe, carpet flooring, double glazed window to front aspect, electric radiator.

Shower Room:

Fitted with a suite to comprise: Large walk-in shower with shower head over, vanity unit with sink inset and cupboards under and higher w.c. Tiled floor to ceiling, vinyl flooring,

Outside:

Well tended communal gardens for the residents enjoyment and communal parking.



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



welcome to
**Lawnsmead Gardens,
Newport Pagnell**

- 1ST FLOOR accessed via a LIFT or STAIRS
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- RE-FITTED SHOWER ROOM
- WELL PRESENTED
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1992. 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/NPL107346



Property Ref:
NPL107346 - 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.

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