



**Lawnsmead Gardens, Newport Pagnell MK16 8AY**

**welcome to**

## **Lawnsmead Gardens, Newport Pagnell**

A 1st FLOOR apartment, situated in this popular RETIREMENT DEVELOPMENT which is situated just off of the High Street. The property offers a lounge/diner, kitchen, bedroom with fitted wardrobes and SHOWER ROOM. Outside there are COMMUNAL GARDENS for the residents enjoyment and COMMUNAL PARKING.

### **Entrance Hall:**

Doors to bedroom, lounge/diner, shower room and storage cupboard housing boiler. Carpet as fitted.

### **Lounge / Diner:**

20' 4" max x 14' 1" max ( 6.20m max x 4.29m max )  
Electric fire and surround, TV point, storage heater, wall lights, carpet as fitted, door leading to kitchen, double glazed window to front aspect.

### **Kitchen:**

8' 6" max x 7' 7" max ( 2.59m max x 2.31m max )  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, fully tiled, space for washing machine and freestanding fridge/freezer, four ring electric induction hob with extractor fan over, double glazed window to side aspect.

### **Bedroom:**

17' 4" max x 11' 9" max ( 5.28m max x 3.58m max )  
Double glazed window to front aspect, storage heater, built-in wardrobes, carpet as fitted.

### **Shower Room:**

Refitted with a suite to comprise: Double walk in shower, sink with vanity unit below and WC.  
Extractor fan, fully tiled, heater, shaver point.

### **Outside:**

There are well tended gardens for the residents enjoyment and communal parking for residents and visitors.

### **Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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**  
**Lawnsmead Gardens,**  
**Newport Pagnell**

- RETIREMENT DEVELOPMENT CLOSE TO HIGH STREET
- REFITTED KITCHEN AND SHOWER ROOM
- BEDROOM WITH FITTED WARDROBES
- COMMUNAL GARDENS AND PARKING
- NO UPPER CHAIN

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

**£130,000**



**view this property online** [brownandmerry.co.uk/Property/NPL107386](http://brownandmerry.co.uk/Property/NPL107386)



Property Ref:  
NPL107386 - 0004

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