



Lawnsmead Gardens, Newport Pagnell, MK16 8AY

welcome to

Lawnsmead Gardens, Newport Pagnell

Situated close to the town centre & accessed via a lift or stairs is this first floor retirement apartment, with lovely views. Benefits include fitted wardrobes, refitted shower room, emergency pull cords & a residents' lounge.

Entrance Hall:

Security intercom system, storage cupboard, re-fitted carpet. Doors to:

Lounge/ Diner

17' 5" x 10' 3" (5.31m x 3.12m)

Double glazed window to rear overlooking Bury Field Common, electric storage heater, re-fitted carpet, opening to kitchen.

Kitchen

10' 2" x 5' 8" (3.10m x 1.73m)

Fitted with a range of wall and base units with work surfaces over, sink with drainer, electric hob, integrated electric oven, space for washing machine and fridge/freezer, double glazed window to rear, vinyl flooring.

Bedroom One:

14' 2" x 8' 10" (4.32m x 2.69m)

Double glazed window to rear overlooking Bury Field Common, new electric storage heater, fitted walk-in wardrobe, re- fitted carpets.

Bedroom Two:

10' 3" x 5' 1" (3.12m x 1.55m)

Double glazed window to rear, new electric storage heater, re-fitted carpets.

Shower Room:

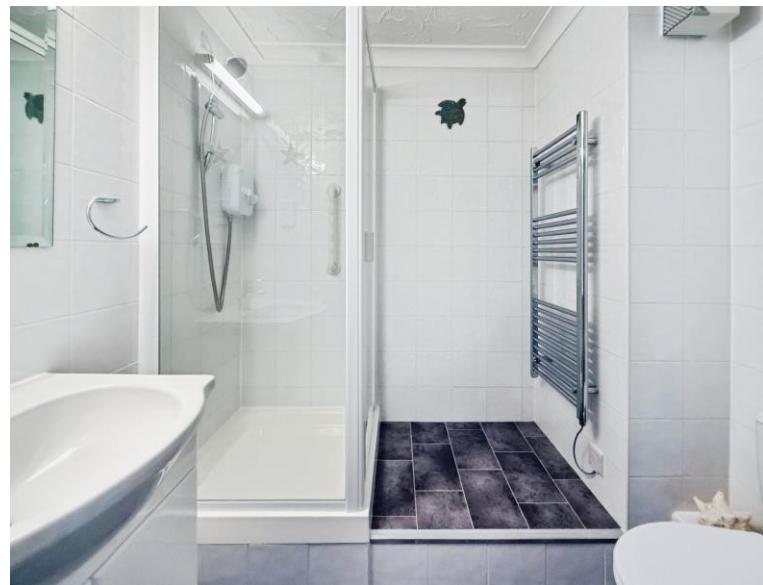
Fitted with a suite to comprise of vanity unit with inset wash hand basin, w.c. and shower cubicle. Extractor fan, shaver point, heated towel rail, vinyl flooring.

Outside:

Communal gardens and communal parking for visitors and residents.



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



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Lawnsmead Gardens, Newport Pagnell

- RETIREMENT DEVELOPMENT
- TWO BEDROOMS
- CLOSE TO THE HIGH STREET AND AMENITIES
- WELL PRESENTED
- FIRST FLOOR WITH VIEWS OVER THE GARDEN AND BURY FIELD COMMON

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5221.11

Ground Rent: 463.08

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



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Property Ref:
NPL107792 - 0002



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