

**NEWPORT PAGNELL ROAD, WOOTTON, NN4**

**£150,000 | 2 Bed Flat - Purpose Built**

**BELVOIR!**



Belvoir estate Agents are delighted to offer for sale this modern two bedroom ground floor flat with no above chain. The property has just been re-decorated throughout and has had new carpets fitted. The accommodation briefly comprises entrance porch, entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property further benefits from gas radiator central heating, upvc double glazing and one allocated parking space.

We have been advised by the owner that their is approximately 129 years remaining on the lease, the service charge is £1,500 per year and the ground rent is £257.71 per year.

COUNCIL TAX BAND: B

- Two Bedrooms
- Ground Floor Apartment
- Re-Decorated Throughout
- New Carpets Fitted
- Lounge/Diner
- Gas Radiator Heating
- UPVC Double Glazing
- Allocated Parking Space
- No Chain
- Desirable Location

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



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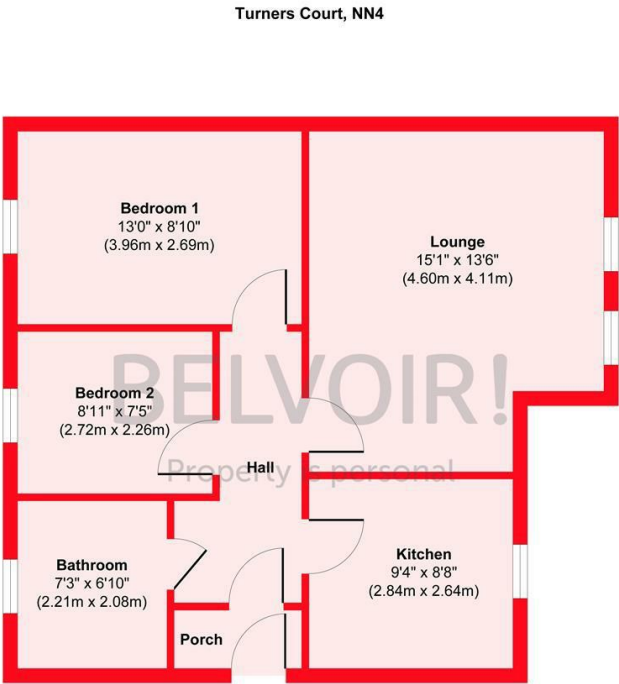
BELVOIR!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Floor Plan

Approx. Gross Internal Floor Area 606 sq. ft / 56.29 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

