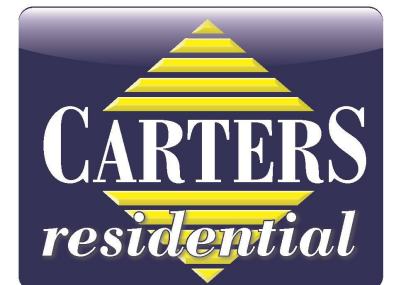




Pennycress Way, Newport Pagnell, MK16 8TT



40 Pennycress Way
Newport Pagnell
Buckinghamshire
MK16 8TT

£169,500

A well presented one bedroom first floor apartment with private access and spacious accommodation - offered for sale chain free.

The property has a ground floor entrance, and first floor accommodation comprising a landing, living room with Juliet balcony, kitchen/dining room, double bedroom and a bathroom. Outside it has an allocated parking space. It benefits from UPVC double glazed windows and electric storage heater heating.

A perfect first home, investment property or even a downsize property – conveniently located within walking distance of some local shops and a comfortable walk form Newport Pagnell town centre.

Offered for sale with no onward chain.

- Spacious 1 Bedroom Apartment
- First Floor with Private Entrance
- Large Living Room with Juliet Balcony
- Kitchen/ Dining Room
- Bathroom
- Double Bedroom
- Allocated Parking Space
- Walk to Local Shops
- VACANT - CHAIN FREE SALE





Ground Floor

The front door opens to the ground floor entrance which has stairs to the first floor.

First Floor

The first floor landing has doors to all rooms, access to the loft and window to the front. Electric storage heater, and airing cupboard.

The living room has a walk-in bay with French doors and the Juliet balcony to the rear aspect and a further window to the side. Electric storage heater.

A double bedroom has a window to the rear, electric storage heater and a fitted wardrobe with sliding doors and shelving.

The kitchen/dining room has units to floor and wall levels with worktops, a sink unit and space for all appliances. Breakfast bar, window to the front.

The bathroom has a suite comprising WC, wash basin and bath with mixer shower attachment, tiled walls and the window to the front.

Parking

The parking space allocated is marked with a number 40

Heating

The property has electric storage radiator heating.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 999 Years 1988 - so around 962 to run

Annual Ground Rent - None

Annual Service Charge: None

Local Authority: Milton Keynes Council

Council Tax Band: A

Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when

the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

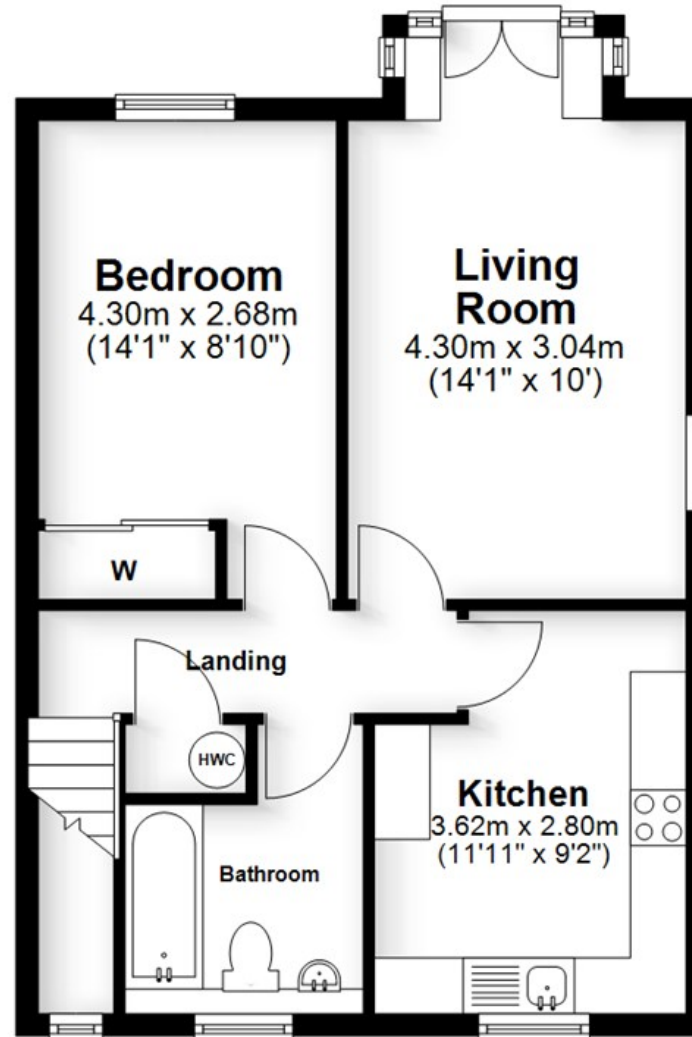
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



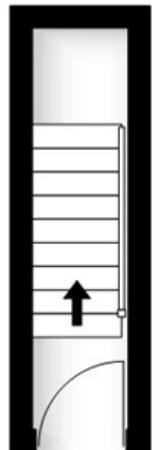
First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Ground Floor

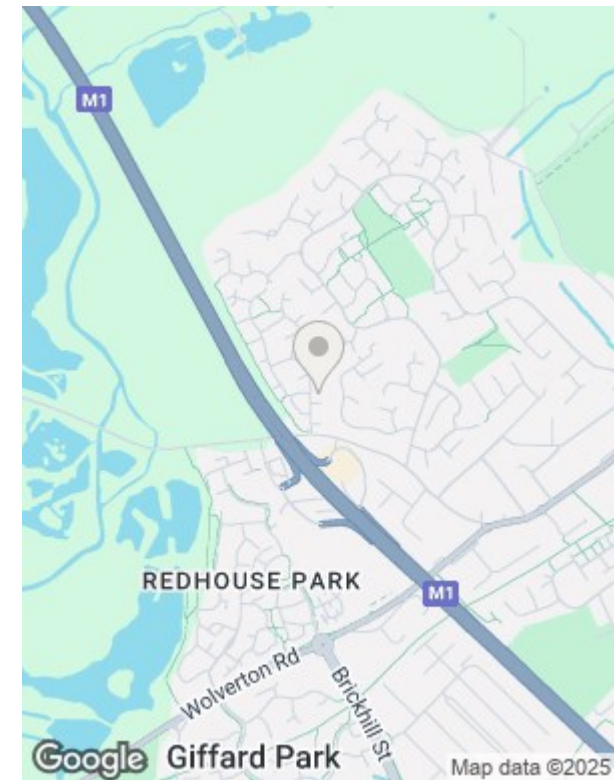
Approx. 3.1 sq. metres (33.4 sq. feet)



Total area: approx. 51.1 sq. metres (550.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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carters.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

