



The Limes, Westbury Lane, Newport Pagnell, MK16 8FA

welcome to

The Limes, Westbury Lane, Newport Pagnell

Situated within the highly regarded Limes Retirement Community in the heart of Newport Pagnell, this well-presented, two-bedroom, apartment offers comfortable, secure living designed exclusively for the over-60's. The property has the option to staircase to 100% of its full value.

Entrance Hall

2 storage cupboards and doors to the kitchen, shower room, lounge/diner and both bedrooms.

Lounge/Diner

Radiator and double-glazed window to the rear.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with drainer, built -in oven and electric hob with extractor fan over. Space for a dishwasher, washing machine and fridge/freezer. Extractor fan, vinyl flooring and double-glazed window to the front.

Bedroom One

Radiator and 2 double-glazed windows to the rear. Door to the Jack & Jill shower room.

Bedroom Two

Radiator and double-glazed window to the front.

Wet Room

Tiled with a wash hand basin, WC and shower with seat. Heated towel rail and extractor fan.

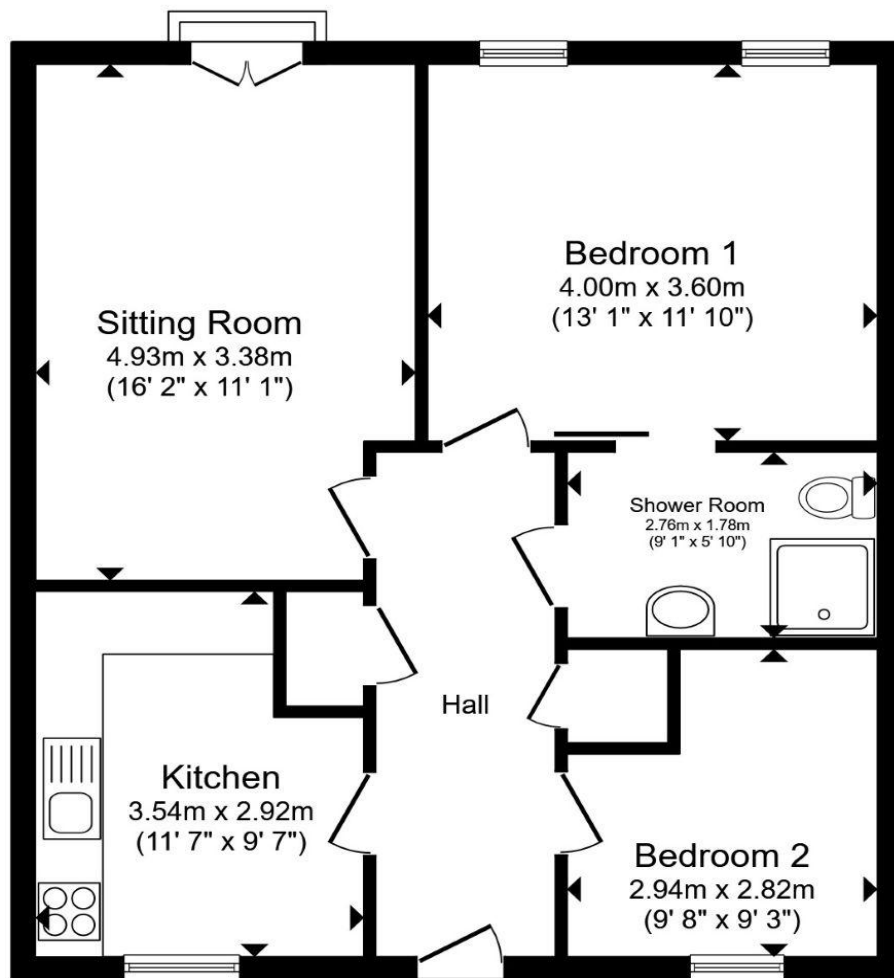
Outside

Gardens & Parking

There is access to the communal garden and residents parking.

Agents Note

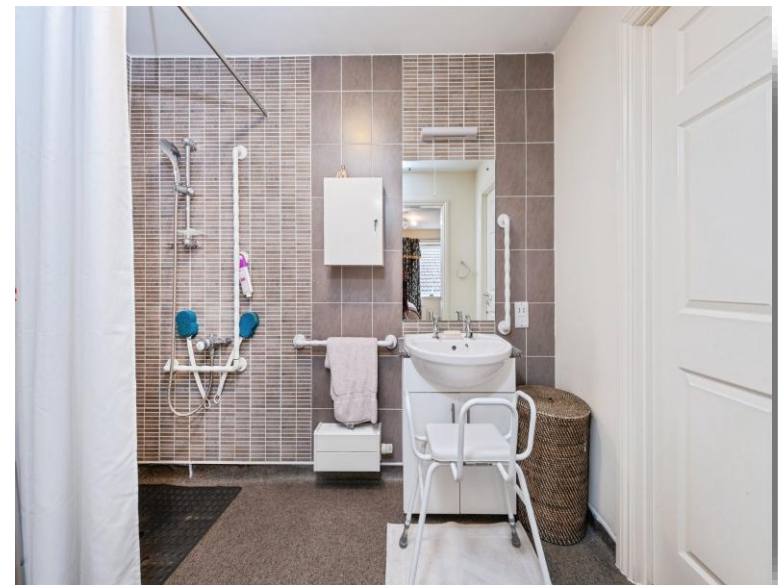
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan

Total floor area 63.7 m² (686 sq.ft.) approx

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.propertybox.io



welcome to

**The Limes, Westbury Lane,
Newport Pagnell**

- TWO-BEDROOM APARTMENT
- RESIDENTS LOUNGE
- SECURE ENTRY SYSTEM & EMERGENCY CALL
- EXCLUSIVE DEVELOPMENT FOR OVER 60'S
- CENTRAL NEWPORT PAGNELL LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 5127.84

Ground Rent: 518.40

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£75,000



view this property online [brownandmerry.co.uk/Property/NPL108067](https://www.brownandmerry.co.uk/Property/NPL108067)



Property Ref:
NPL108067 - 0018

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