Cauldwell

PROPERTY SERVICES

18 Green Farm Road, Newport Pagnell, MK16 0JY

Offers In The Region Of £219,500

Offered to the market with no onward chain, this beautifully presented first-floor apartment is situated within a highly desirable development, just a short walk from Newport Pagnell's vibrant High Street and its excellent range of shops, cafés, restaurants, and local amenities.

Professionally redecorated throughout, the property is presented in move-in-ready condition and offers spacious, well-balanced accommodation ideal for first-time buyers, downsizers, or investors alike.

The apartment boasts two generous double bedrooms, with the principal bedroom benefiting from a fitted en-suite shower room, whilst a separate family bathroom serves the remaining accommodation. A particular highlight is the impressive open-plan kitchen, dining and living area, which occupies the full end section of the apartment, creating a bright and sociable living space with ample room for both relaxing and entertaining.

Further benefits include useful built-in storage, well-maintained communal areas, residents' parking, and ample visitor parking.

Combining spacious accommodation, a sought-after location, and excellent presentation throughout, this is a fantastic opportunity to acquire a ready-to-move-into home in the heart of Newport Pagnell.

Council tax band: B
Energy rating: B

ENTRANCE HALL
Entrance door. Radiator. Telephone point. Secure entry phone. Walk in airing cupboard. Storage cupboard with light.

OPEN PLAN LIVING/DINING/KITCHEN 26'9" x 14'2" (8.16 x 4.32)
Two double glazed windows to rear. Double glazed window to front.

LIVING AREA
Two radiators. Television point. Telephone point.

KITCHEN AREA
Fitted with wall and base units with worksurfaces incorporating electric oven and hob with extractor. Integral fridge freezer and washing machine. Under cupboard. Lighting. Radiator. Wall mounted central heating boiler. Television point.

BEDROOM ONE 12'5" x 11'1" (3.81 x 3.38)
Double glazed window to rear. Radiator. Television point. Door to ensuite.

ENSUITE
Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower and wash hand basin with close coupled wc. Radiator. Extractor fan.

BEDROOM TWO 9'6" x 11'8" (2.92 x 3.56)
Double glazed window to front. Radiator. Television point.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan.

OUTSIDE
Allocated parking for one vehicle. Visitor spaces.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

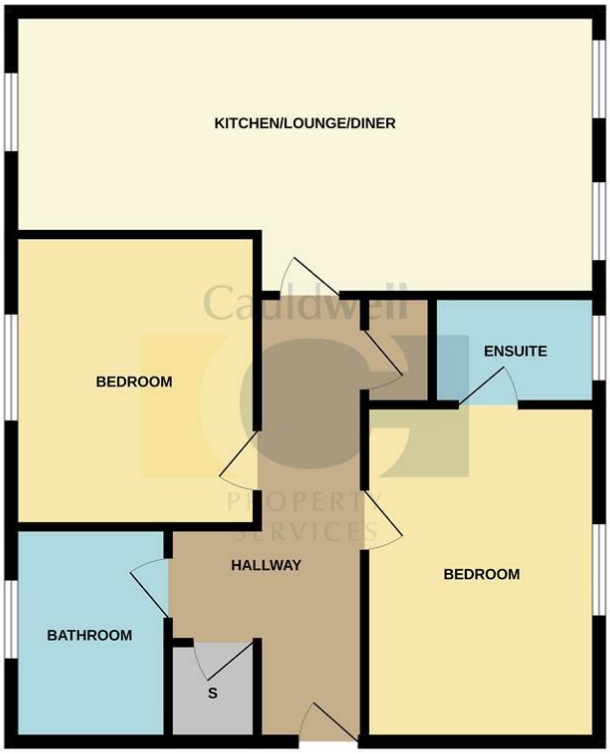
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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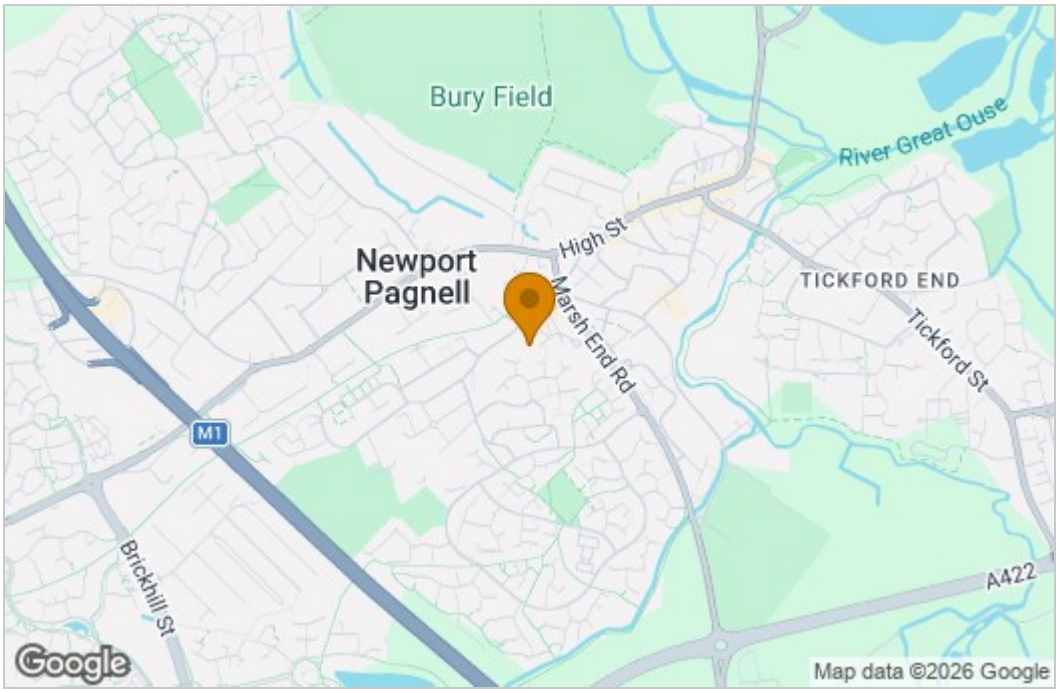
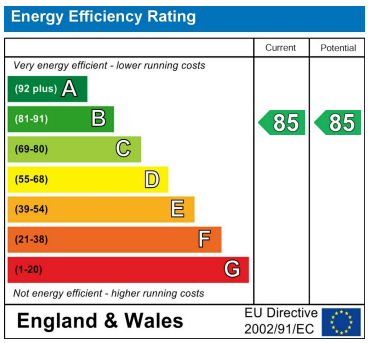
Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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