





Lawnsmead Gardens, Newport Pagnell, MK16 8AY

brown & merry

welcome to

Lawnsmead Gardens, Newport Pagnell

A well-presented two-bedroom RETIREMENT APARTMENT for the over 55's, ideally situated within the popular Lawnsmead Gardens development in the heart of Newport Pagnell.

Entrance Hall
2 storage cupboards and electric heater. Doors to the lounge, both bedrooms and the bathroom.

Lounge
Electric fireplace, carpet, electric radiator and 2 double-glazed windows to the side. Double-glazed window to the rear.

Kitchen
Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and electric hob with extractor fan over. Space for a fridge/freezer. Vinyl flooring and double-glazed window to the side.

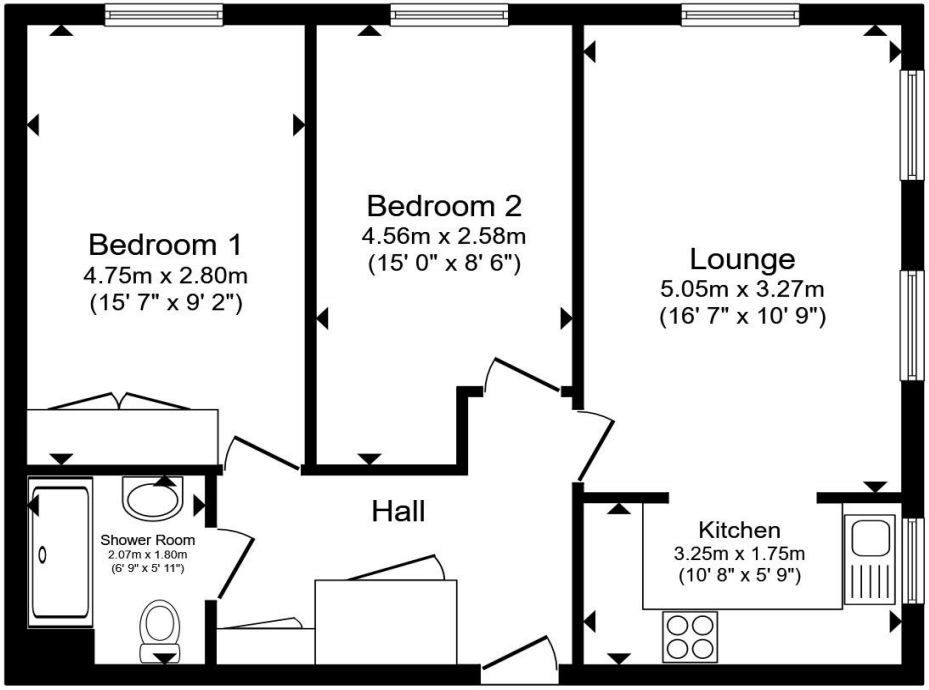
Bedroom One
Built-in wardrobe with hanging space and storage, electric radiator, carpet and double-glazed window to the rear.

Bedroom Two
Carpet, electric heater and double-glazed window to the rear.

Bathroom
Wash hand basin, low-level WC and shower cubicle. Vinyl flooring and extractor fan.

Outside
Parking
Allocated 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.







Total floor area 60.6 m² (652 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

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Lawnsmead Gardens,

Newport Pagnell

- TWO BEDROOM RETIREMENT APARTMENT
- EXCLUSIVE OVER 55'S DEVELOPMENT
- WELL MAINTAINED COMMUNAL GARDENS
- CLOSE TO NEWPORT PAGNELL HIGH STREET
- GOOD TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3800.00
Ground Rent: 460.00

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.



£160,000

view this property online brownandmerry.co.uk/Property/NPL108363

The Property Ombudsman

Property Ref:
NPL108363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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