



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-60s.

Entrance Hall

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

Lounge/Diner

Radiator, double-glazed window to the rear and double-glazed door with a Juliet balcony.

Kitchen

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

Bedroom One

Built-in storage cupboard, radiator and 2 double-glazed windows to the rear. Door to the wet room.

Jack & Jill Wetroom

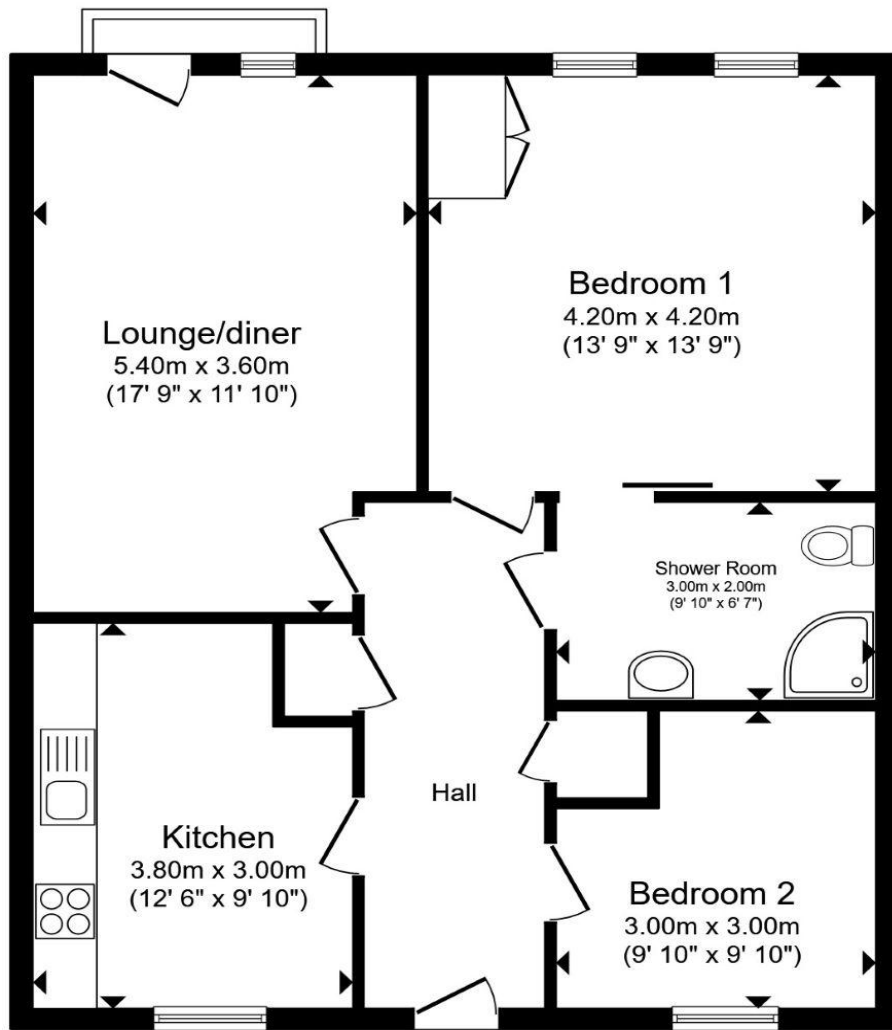
Partially tiled with a wash hand basin with a storage cupboard under, low-level WC and a shower. Radiator and extractor fan.

Bedroom Two

Radiator and double-glazed window to the front.

Outside Parking

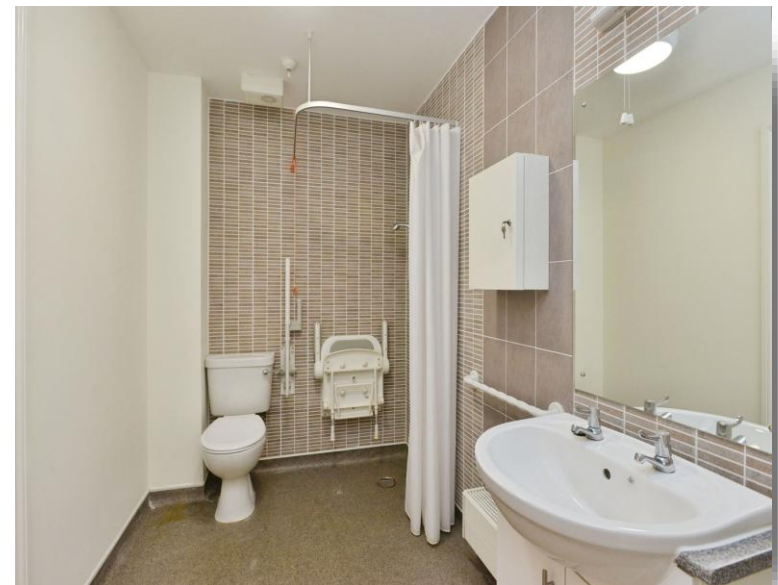
There is resident parking.



Floor Plan

Total floor area 74.2 m² (799 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 RETIREMENT FLAT
- LOUNGE/DINER
- JACK & JILL WETROOM
- RESIDENTS PARKING
- OVER 60'S

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.

£160,000



view this property online brownandmerry.co.uk/Property/NPL108194



Property Ref:
NPL108194 - 0007

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



brownandmerry.co.uk