



**High Street, Newport Pagnell, MK16 8YX**

**welcome to**

## **High Street, Newport Pagnell**

Situated in the heart of Newport Pagnell's historic High Street, this well-presented two-bedroom GROUND FLOOR flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Conveniently positioned within walking distance of a wide range of local shops and cafés.

### **Entrance Hall**

Double-glazed door to the side and 2 storage cupboards. Opens into the lounge/diner.

### **Lounge / Diner**

Radiator, carpet and space for a dining table and chairs. 2 double-glazed windows to the front.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, single bowl sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Space for a washing machine and tumble dryer. Double-glazed window to the rear.

### **Bedroom One**

Radiator, carpet and double-glazed window to the front.

### **Bedroom Two**

Radiator, carpet and double-glazed window to the side.

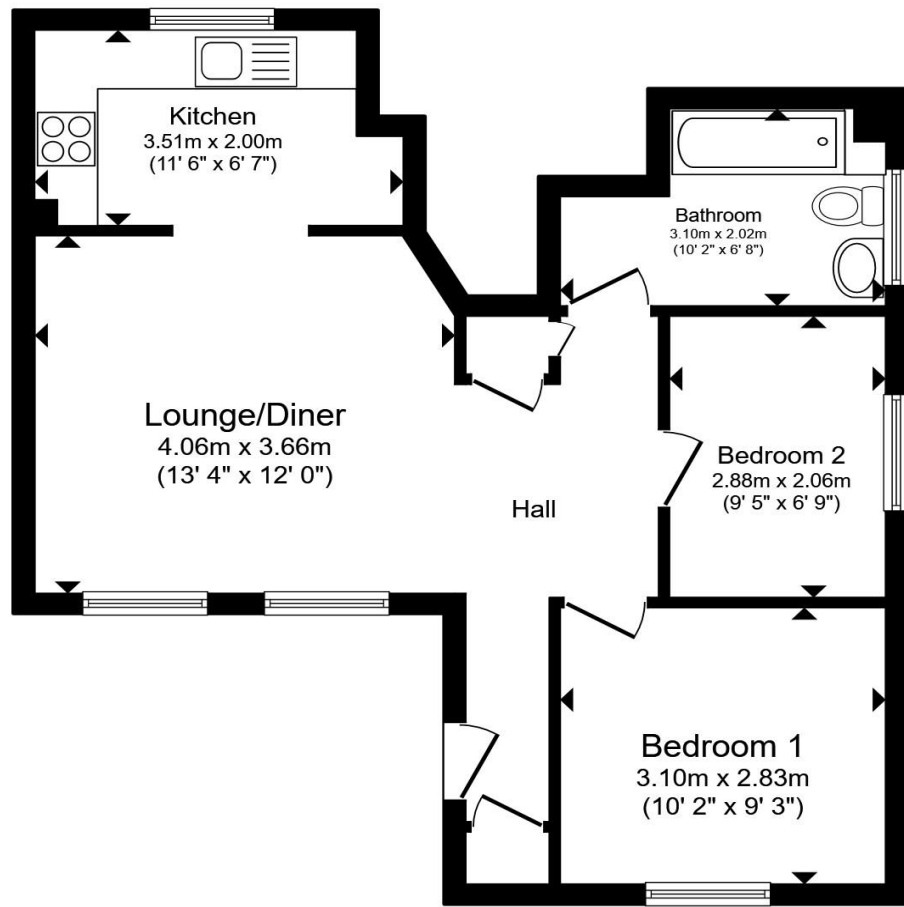
### **Bathroom**

Tiled with a wash hand basin with mixer tap set in a vanity unit with storage under, low-level WC with integrated flush and a bath with a shower screen and shower over. Radiator and double-glazed obscured window to the side.

### **Outside**

#### **Parking**

Allocated parking for 1 car.



**Ground Floor**

Total floor area 50.5 m<sup>2</sup> (543 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](http://www.propertybox.io)



**welcome to**  
**High Street,**  
**Newport Pagnell**

- GROUND FLOOR FLAT
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- ONE ALLOCATED PARKING SPACE
- SITUATED ON NEWPORT PAGNELL HIGH STREET

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 1042.08  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



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Property Ref:  
NPL108249 - 0003

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