



## 2 North Square Court Union Street

, Newport Pagnell, MK16 8FF

£1,450 Per Month



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now

A well-presented and modern two-bedroom maisonette situated in a highly sought-after location just a short walk from Newport Pagnell High Street. Offering deceptively spacious accommodation arranged over two floors, this unique upside-down style home benefits from underfloor heating throughout, allocated covered parking with EV charging point, and courtyard garden.



Unfurnished Accommodation: Private entrance, open plan kitchen/living room, two double bedrooms, shower room, courtyard patio and allocated parking for one car. Energy Rating B. Council Tax Band C.

The accommodation is entered via a private front door from the street leading into a small entrance hall. The ground floor comprises two double bedrooms, both enjoying excellent natural light from dual windows overlooking the front aspect. The Master bedroom benefits from a modern en-suite shower room and direct access to the courtyard garden via glazed patio door. The second double bedroom also features its own en-suite shower room, making the property ideally suited to professional sharers, or couples requiring a guest room, or those working from home. Stairs rise to the first floor leading to a bright and spacious open-plan living area that occupies much of the upper floor, featuring a mezzanine-style landing overlooking the staircase and windows to both the front and side elevations creating a light and airy atmosphere throughout. A separate kitchen/dining room offers ample space for a four to six-seater dining table and is fitted with a contemporary range of high-gloss wall and base units. Integrated appliances include a fridge freezer, dishwasher, four-ring gas hob and electric oven. A washing machine is also provided for tenant use, although the landlord will not be responsible for its repair or replacement.

Further benefits include underfloor heating throughout the property with individual thermostatic controls to each room.

Externally, the property enjoys a enclosed courtyard garden providing useful outdoor space for entertaining or relaxing during the warmer months. There is also a useful external storage cupboard. Please note that a neighbouring property benefits from a right of access through the courtyard to reach their own storage area.

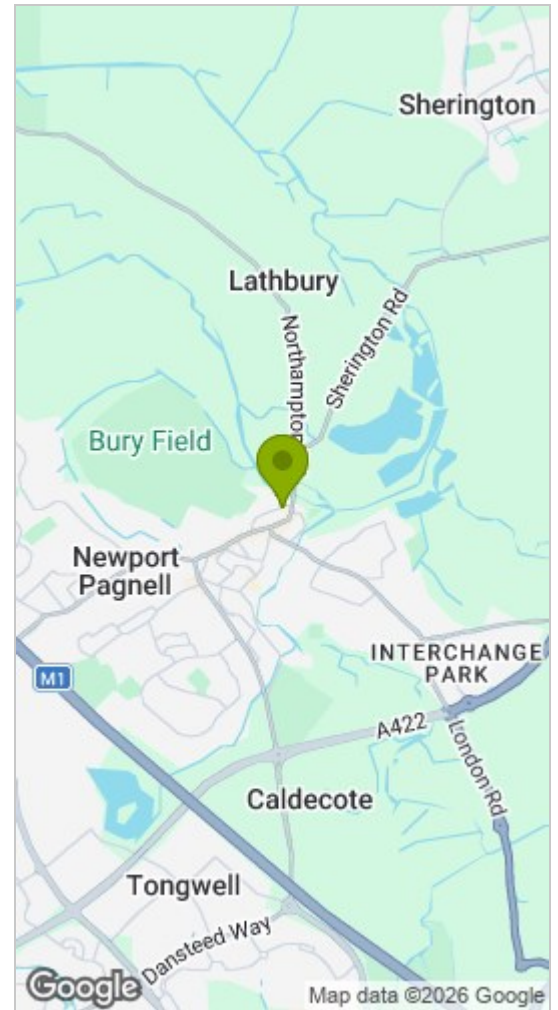
The property further benefits from an allocated carport parking space complete with an electric vehicle charging point.

Constructed using the innovative Nadura ICF (Insulating Concrete Formwork) technology, these homes offer exceptional protection against weather and sound, ensuring a serene and peaceful environment. Immerse yourself in pure comfort with underfloor heating throughout, providing a seamless aesthetic and eliminating the need for radiators.

Nestled in the heart of Newport Pagnell, this development places you within close proximity to the town's rich history and vibrant atmosphere. Explore the charming streets, discover local shops and restaurants, and immerse yourself in the area's captivating heritage. With excellent transportation options, you can effortlessly connect to nearby attractions and neighbouring cities.

### Master Bedroom

### Area Map



### Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.