

# The Limes – Property Particulars

## Apartment 18 | £234,950



*This superbly appointed first floor, two-bedroom apartment offers a rare opportunity to purchase an exceptional property for the over 60's. The apartment is south-east facing, has a Juliette balcony and a range of features and appliances.*



### Property Information

**Address** THE LIMES, Westbury Lane, Newport Pagnell, MK16 8FA

**Price** £234,950 (other weekly and deferred charges apply)

**Tenure** Leasehold

**Bedrooms** 2

**Floor** First

**Aspect** Juliette balcony

**Features & Appliances** Master & Second Bedroom; Lounge/dining area  
Fully fitted kitchen with an oven, electric hob, extractor hood and space for a fridge/freezer and washing machine; Bathroom with level-access shower  
Specialist flooring in kitchen and bathroom to reduce slip hazards  
Raised power points & Security optical door viewer  
24-hour emergency assistance call system

**Lease Information** The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted on 1st January 2011.

A Contingency Fee of 1% per year or part year of ownership based on open market value is due on completion of assignment/resale. If MHA chooses to exercise its option to buy-back, the property will be bought back at 95% of open market value as determined by an independent valuer. The Contingency Fee will remain payable and an administration fee is payable on resale.

**Phone enquiries:** 01908 849657 | **Email enquiries:** [sales@mha.org.uk](mailto:sales@mha.org.uk) | **Website:** [www.mha.org.uk/limes](http://www.mha.org.uk/limes)

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### Scheme Information

**Description & Location** The Limes is a purpose-built development of 50 apartments especially designed to make life comfortable for people in later life. Arranged within an atrium with a lift and wheelchair access though out.

**Features & Facilities** Café bistro; Guest Suite; Multi-purpose activity room; Quiet Room/Library; Salon & Shared Gardens



### Charges (2021/2022)

**Charges** Leaseholders are charged on a calendar monthly basis in line with the terms of the lease. The weekly service charges are also listed below for illustration purposes:

**Service charge:** £291.19 per month

**Wellbeing charge:** £270.40 per month

**Ground rent:** £445.20 per annum

**Service charge:** £67.01 per week

**Wellbeing charge:** £62.23 per week

**Ground rent:** £445.20 per annum

### Services

**Wellbeing Service** A wellbeing service is available, which includes 24-hour support, help in an emergency as well as the co-ordination of an activity and events programme.

**Additional Services** Additional services can be purchased to suit individuals, please see our Key Facts Document(s) for information.

**Note:** Some properties may have a balance of outstanding warranty. Please ask your solicitor to find out about any warranty that may still exist.

**Disclaimer:** The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s).

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