



## Newington Gate , Ashland, MK6 4AN

This apartment offers stunning views over Ashland Lake and benefits from two double bedrooms and being ideally located close to the popular MK1 development including amenities such as cinema, a range of restaurants and shopping facilities. In brief the accommodation comprises entrance hall, living dining area with views over the lake, kitchen, two double bedrooms and a bathroom.

## Accommodation

APARTMENT OVERLOOKING  
LAKE

TWO DOUBLE BEDROOMS

SEPERATE KITCHEN

LOUNGE/DINING AREA

BATHROOM

CLOSE TO MK STADIUM  
AND AMENITIES

VERY GOOD CONDITION

EPC RATING: B

## Ground Floor

**Entrance Hall** - Storage cupboard, doors leading to all rooms.

**Lounge/Dining Room** - 15' 7" x 14' 2" (4.76m x 4.34m) Sliding patio door leading out to juliette balcony, radiator.

**Kitchen** - 9' 0" x 8' 8" (2.75m x 2.66m) Fitted to comprise stainless steel sink with mixer tap over and cupboard under, a further range of base and eye level units. Fitted cooker hob and extractor, integrated washing machine, space for fridge freezer, double glazed window to front aspect, built in combi boiler.

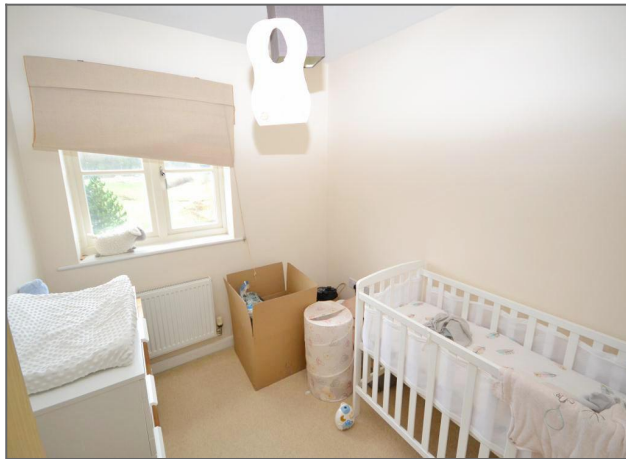
**Bedroom One** - 11' 6" x 8' 8" (3.52m x 2.65m) Double glazed window to front aspect, radiator, fitted wardrobes.

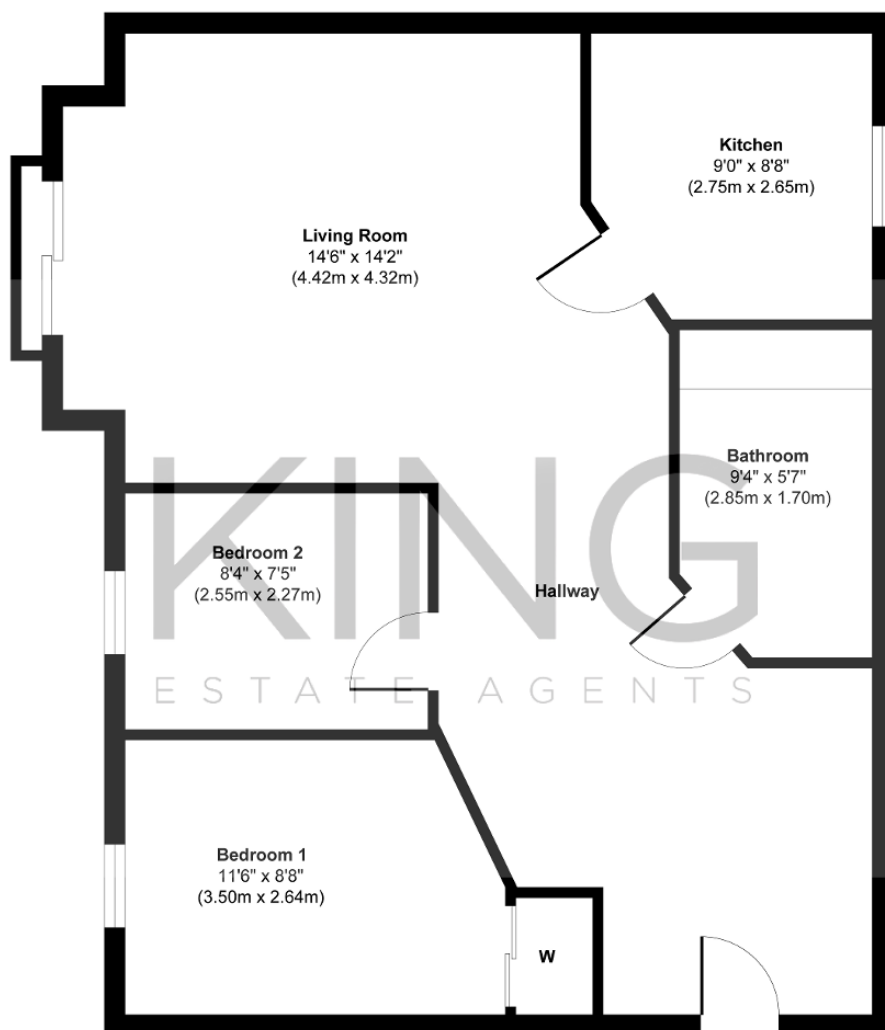
**Bedroom Two** - 8' 4" x 7' 5" (2.55m x 2.28m) Double glazed window to front aspect, radiator.

**Bathroom** - White suite fitted to comprise low level WC, pedestal wash hand basin, panel bath with shower over, double glazed window to rear aspect radiator.





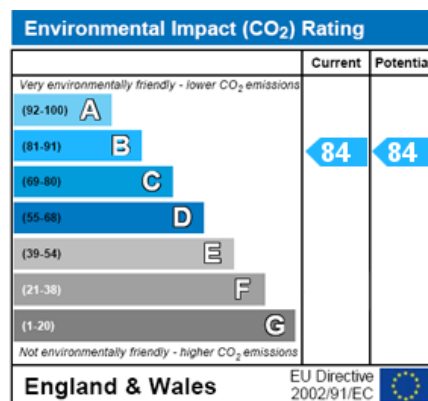
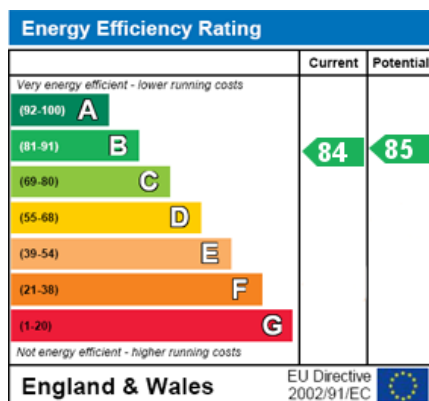




**Floor Plan**  
Approximate Floor Area  
746 sq. ft  
(69.35 sq. m)

**Approx. Gross Internal Floor Area 746 sq. ft / 69.35 sq. m**

Floorplans are for layout purposes only and are not intended to be scale drawings.  
All measurements are approximate and should not be relied upon for valuation purposes.  
Produced by Elements Property



**Additional Information**

Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: King Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: King Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.