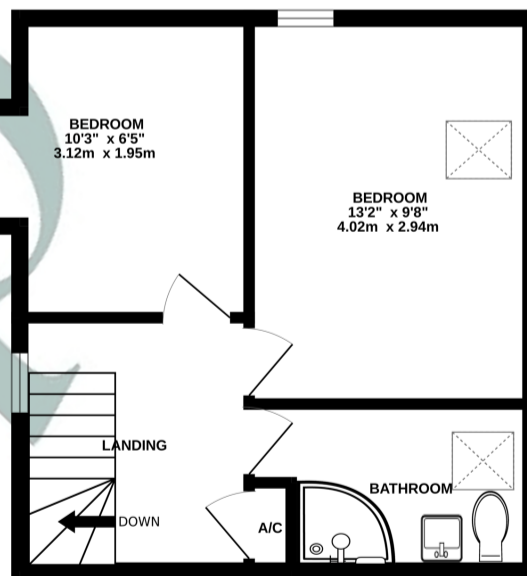
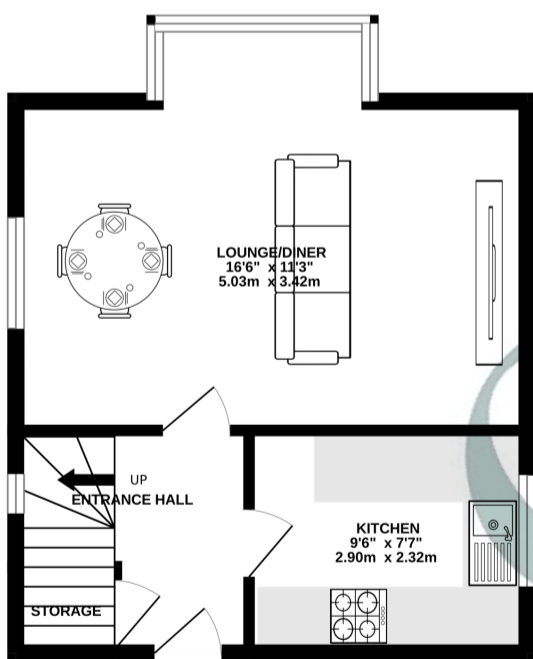




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A truly stunning two bedroom duplex apartment, situated on this quality small development within the centre of the popular village of Silsoe.

- Lounge/Diner.
- Secure entry system.
- Covered allocated parking space.
- Two bedrooms.

Ground Floor

Entrance Hall

Stairs rising to first floor and under stairs cupboard, electric radiator.

Lounge/Diner

16' 8" x 13' 11" into bay (5.08m x 4.24m) Double glazed bay window to the front and double glazed window to the side, coving, electric radiator.

Kitchen

9' 8" x 7' 09" (2.95m x 2.36m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, electric oven with hob and extractor over, space for appliances, breakfast bar, double glazed window to the side.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side.

Bedroom One

13' 6" x 9' 10" (4.11m x 3.00m) Velux window to the side, electric radiator.

Bedroom Two

10' 3" x 6' 6" (3.12m x 1.98m) Double glazed window to the side, electric radiator.



Bathroom

A suite comprising of a corner shower cubicle, low level WC, wash hand basin, heated towel rail, Velux window to the side.

Outside

Parking

Covered allocated parking for one car.

NB

There are charges applicable of £100 per annum for ground rent and £600 every 6 months for maintenance which included the cleaning of all communal areas and windows/doors plus building insurance.

The lease is 125 years starting from 1988.

