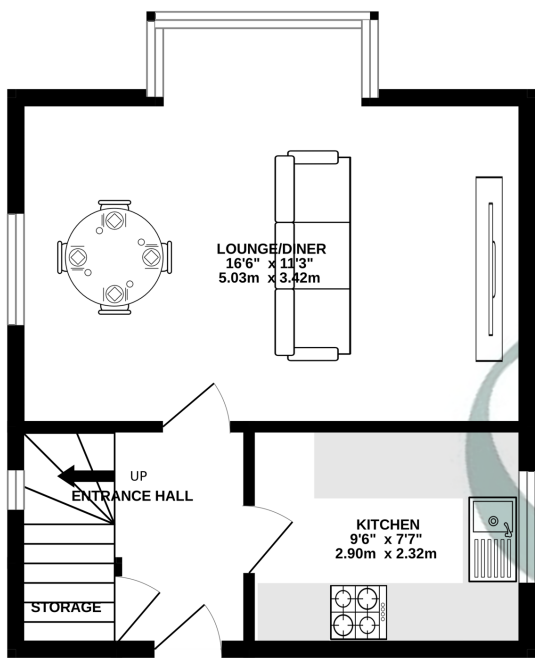
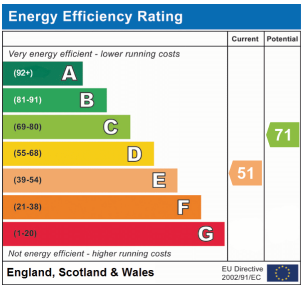
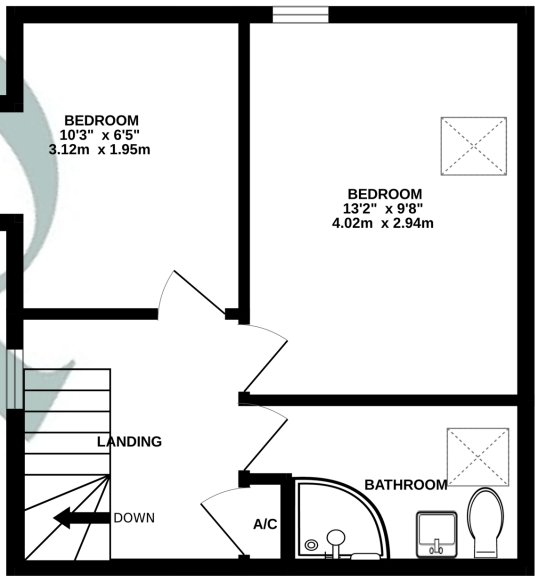




GROUND FLOOR



1ST FLOOR



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

This duplex apartment offers a unique TWIST ON TRADITIONAL APARTMENT living by giving you the feel of a private home with TWO DISTINCT LEVELS within a single unit. With approximately 700 SQ.FT. of accommodation, this split-level design offers more privacy and quiet than a standard apartment.

- A more unique, dynamic layout than the typical one-floor apartment can offer.
- Secure entry system.
- Covered allocated parking space.
- Two bedrooms.
- Open-plan living and dining area, where every square inch has been optimized for comfort and flow.
- No neighbours directly above or below, making it quieter and more private.
- Extended lease until 2203.

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 current owner is in the process of extending the lease until 2203.

