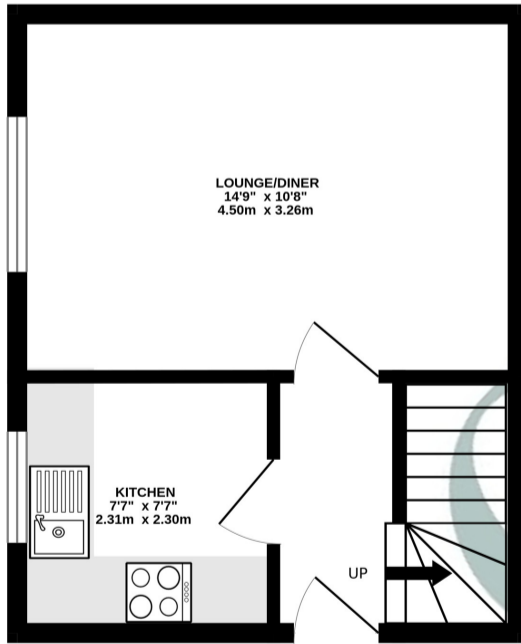
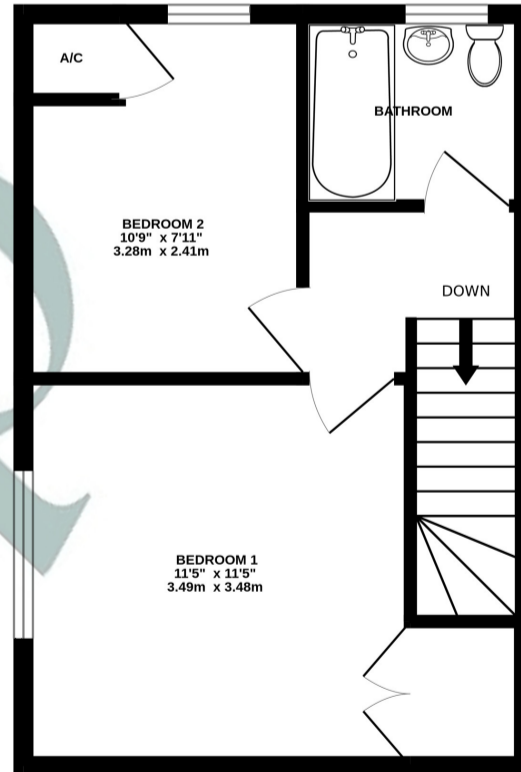




LOWER FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 great investment or first time buy – this top floor duplex apartment is sold with no chain and would achieve circa £775pcm in rent.

- Top floor duplex apartment.
- Two bedrooms and bathroom on upper floor.
- Off-road unallocated parking.
- Town centre location.
- Leasehold with 142 years remaining.
- Communal charges payable of circa £1100 per year.

Ground Floor

Entrance Hall

Opening under stairs, electric radiator.

Lounge/Diner

14' 9" x 10' 8" (4.50m x 3.25m) Double glazed window to the front, electric radiator.

Kitchen

7' 7" x 7' 7" (2.31m x 2.31m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor over, space for fridge freezer and washing machine.

First Floor

Landing

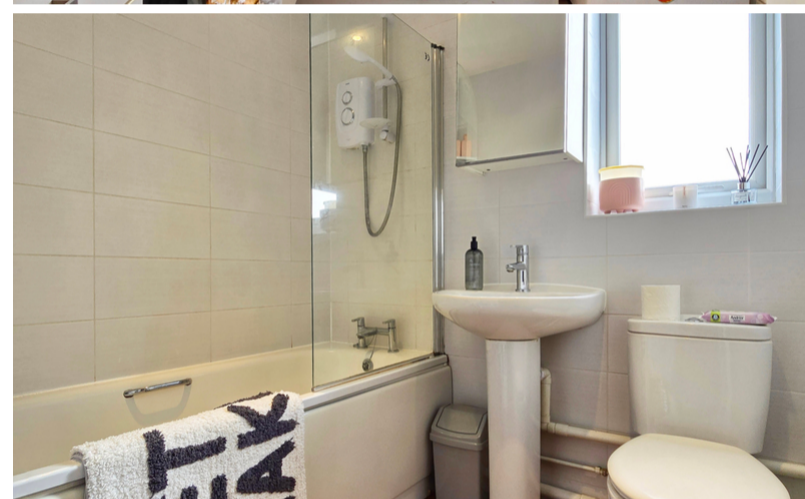
Access to loft.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m) Fitted wardrobes, double glazed window to the front, electric radiator.

Bedroom Two

10' 9" x 7' 11" (3.28m x 2.41m) Airing cupboard housing hot water tank, double glazed window to the side, electric radiator.



Bathroom

A suite comprising of a panelled bath with electric shower over, low level WC, wash hand basin, towel rail, double glazed window to the side.

Outside

Parking

Communal off-road parking.

Directions

A short walk from the centre of town, take Dunstable Street and then take the first turning on the right into Chandos Road, then right again and Katherine Court is on your left.

