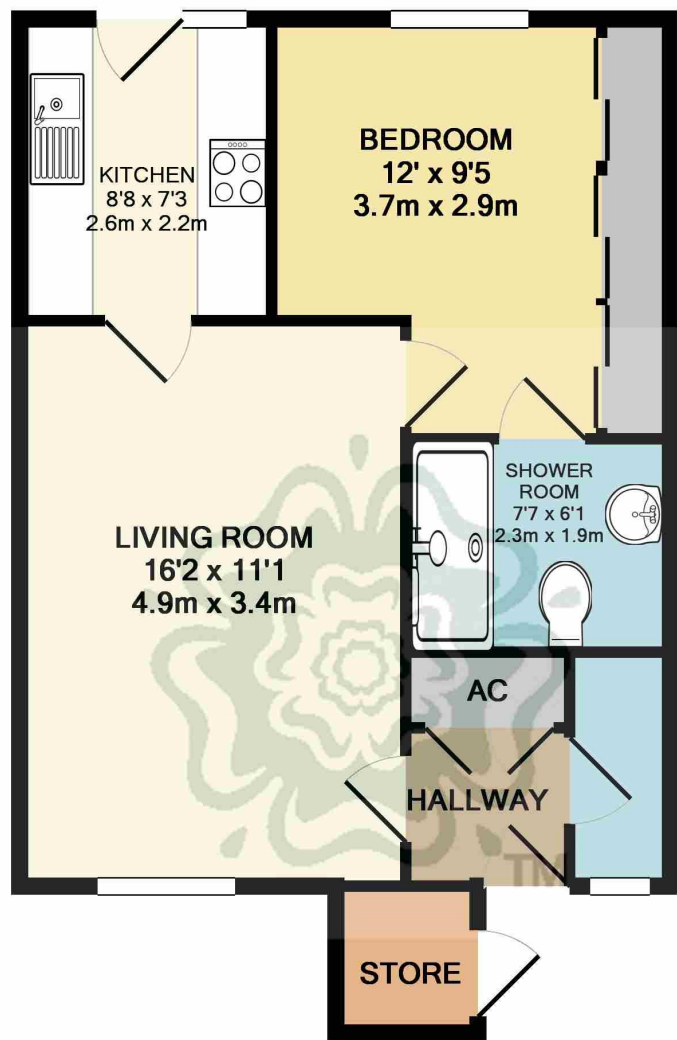


Floor Plans



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



26, Preston Close

Amphill, Bedfordshire,
MK45 2QH
£210,000



A rarely available one bedroom bungalow, situated in a retirement development with managed grounds and seating areas close to Ampthill town centre.

- Warden supported retirement homes for over 55's
- Ensuite wet room to the double bedroom with fitted wardrobes
- Open plan seating courtyard patio to the rear
- Useful inside and outside storage cupboards
- Allocated residents parking and visitor parking
- NO ONWARD CHAIN

Entrance Hall

Modern UPVC entrance door to front, airing cupboard housing hot water tank, electric storage heater.

Cloakroom

Wash hand basin, low level WC, tiling to splashbacks, heated towel rail.

Lounge

16' 2" x 11' 1" (4.93m x 3.38m) Two wall mounted electric storage heaters, double glazed window to front.

Kitchen

8' 8" x 7' 2" (2.64m x 2.18m) A range of white base and wall mounted units with work surfaces over, sink and drainer, tiled splashbacks, space for fridge/freezer, cooker and space and plumbing for washing machine, door to rear access. Double glazed window to rear.

Bedroom

12' 0" x 11' 3" incl. wardrobe (3.66m x 3.43m) A range of built in wardrobes to one wall, electric storage heater, double glazed window to rear.

Wetroom

A suite comprising of wash hand basin, low level WC, fully tiled, heated towel rail, vinyl flooring, built in cupboard.

Communal Gardens

Managed gardens with seating areas, lawns hedges, trees and bushes.

Agents Note

We are currently waiting for details on the lease and charges

Directions

From the centre of Ampthill proceed along Dunstable Street towards Flitwick. Take the first left into Baker Street, Preston Close is on the left hand side.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor’s surgeries, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France.

