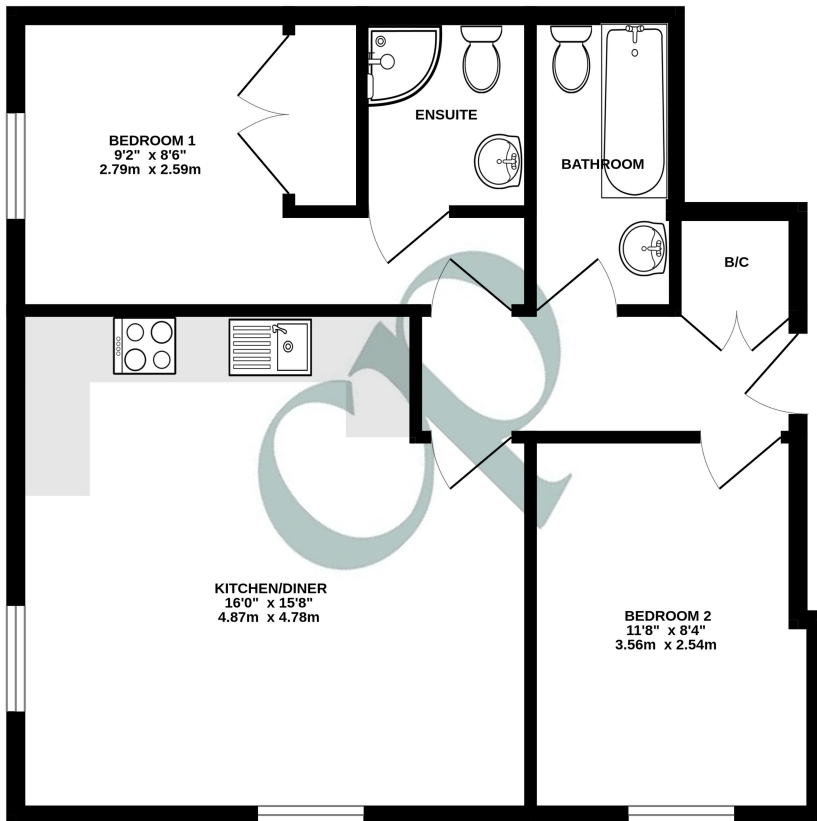




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23, Folders Gate
Amptill, Bedfordshire,
MK45 2UN
£255,000

FIRST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 584 sq.ft. (54.2 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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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: amptill@country-properties.co.uk
www.country-properties.co.uk

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A wonderfully presented and chain free apartment located on the popular Folders Gate development opposite Coopers Hill nature reserve, with the rare benefit of a share of the freehold.

- Two bedrooms and two bathrooms.
- Covered off-road parking.
- Situated opposite Coopers Hill nature reserve (The Firs).
- No onward chain.
- First floor apartment.
- Management charge of circa £70 per month with 108 years remaining on the lease and a share of the freehold.

Accommodation

Kitchen/Dining/Living Room

16' 0" x 15' 8" (4.88m x 4.78m) A range of units with stone work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated fridge/freezer and dishwasher plus integrated washing machine, double glazed windows to the front and side, radiator.

Bedroom One

9' 2" x 8' 6" (2.79m x 2.59m) Fitted wardrobes, double glazed window to the side, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.



Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, heated towel rail.

Outside

Parking

Covered off-road parking.

