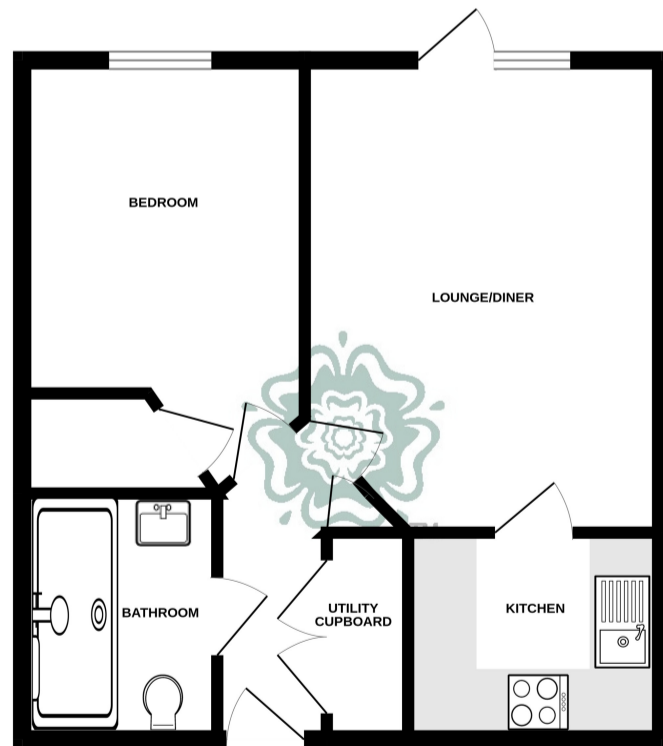




GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Matrikon i2023

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: ampthill@country-properties.co.uk  
 www.country-properties.co.uk

A rarely available ground floor, one bedroom apartment in the highly sought after McCarthy and Stone development, located on Woburn Street in the beautiful Georgian market town of Ampthill.

- Over 60's main resident - partner can be 55 or over.
- Ground floor apartment with personal outside patio.
- Town centre location.
- Electric heating with large utility cupboard.
- One bedroom with walk-in wardrobe.
- Off-road parking available to purchase for residents.

#### Kitchen

A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, split level oven, electric hob and extractor fan, integrated fridge freezer.

#### Bedroom One

Walk-in wardrobe, double glazed window to the rear, electric radiator.

#### Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail.

#### Accommodation

##### Entrance Hall

Storage cupboard, utility cupboard, electric radiator.

##### Lounge/Diner

Glazed door opening to side patio, double glazed window to the rear, electric radiator.



#### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

