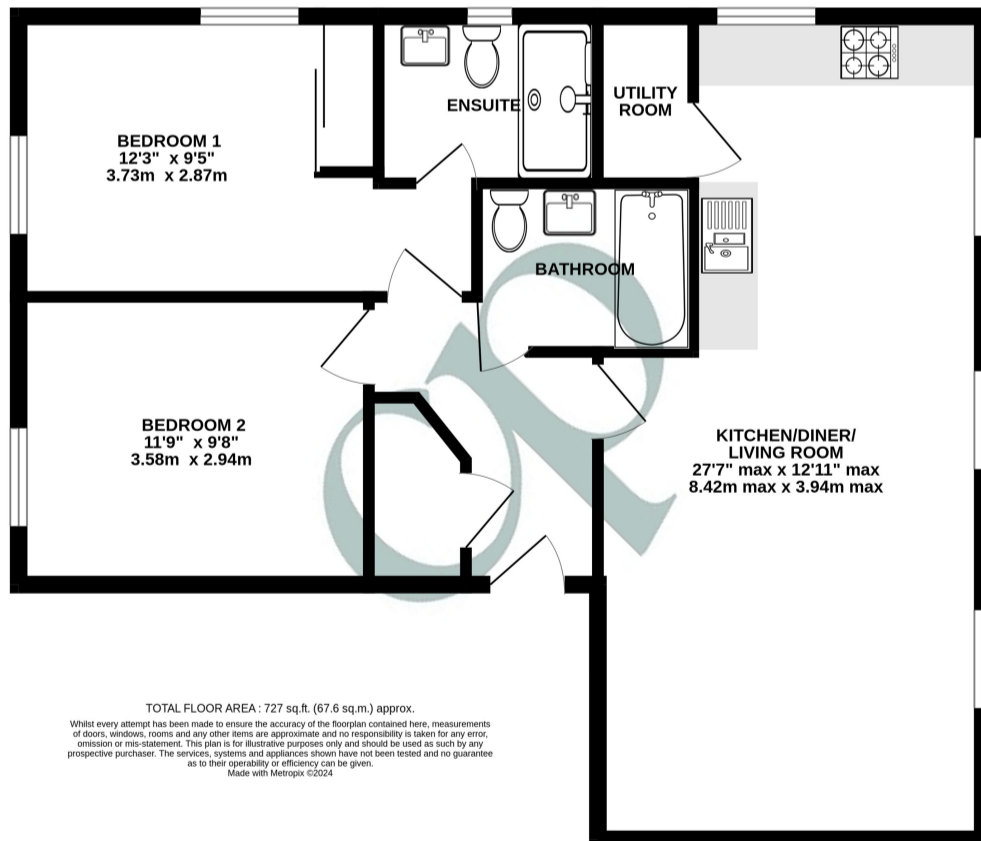




SECOND FLOOR
 727 sq.ft. (67.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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			

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 superbly finished two bedroom second floor apartment with two bathrooms, open plan living accommodation, separate utility room and two off-road parking spaces.

- Two double bedrooms.
- Short distance to town centre and local amenities.
- Second floor apartment.
- Off-road parking for two cars.
- 242 years remaining on lease.

Utility

Space for washing machine, water tank and boiler.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m) Fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m) Double glazed window to the side, radiator.

Communal Entrance

Entrance Hall

Storage cupboard, radiator.

Kitchen/Diner/Lounge

27' 7" x 12' 11" (8.41m x 3.94m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, built-in oven and gas hob with extractor fan over, integrated fridge freezer and dishwasher, three double glazed windows to the side and one to the rear, radiator.



Bathroom

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

Outside

Parking

Off-road parking spaces for two cars plus communal storage area.

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.

