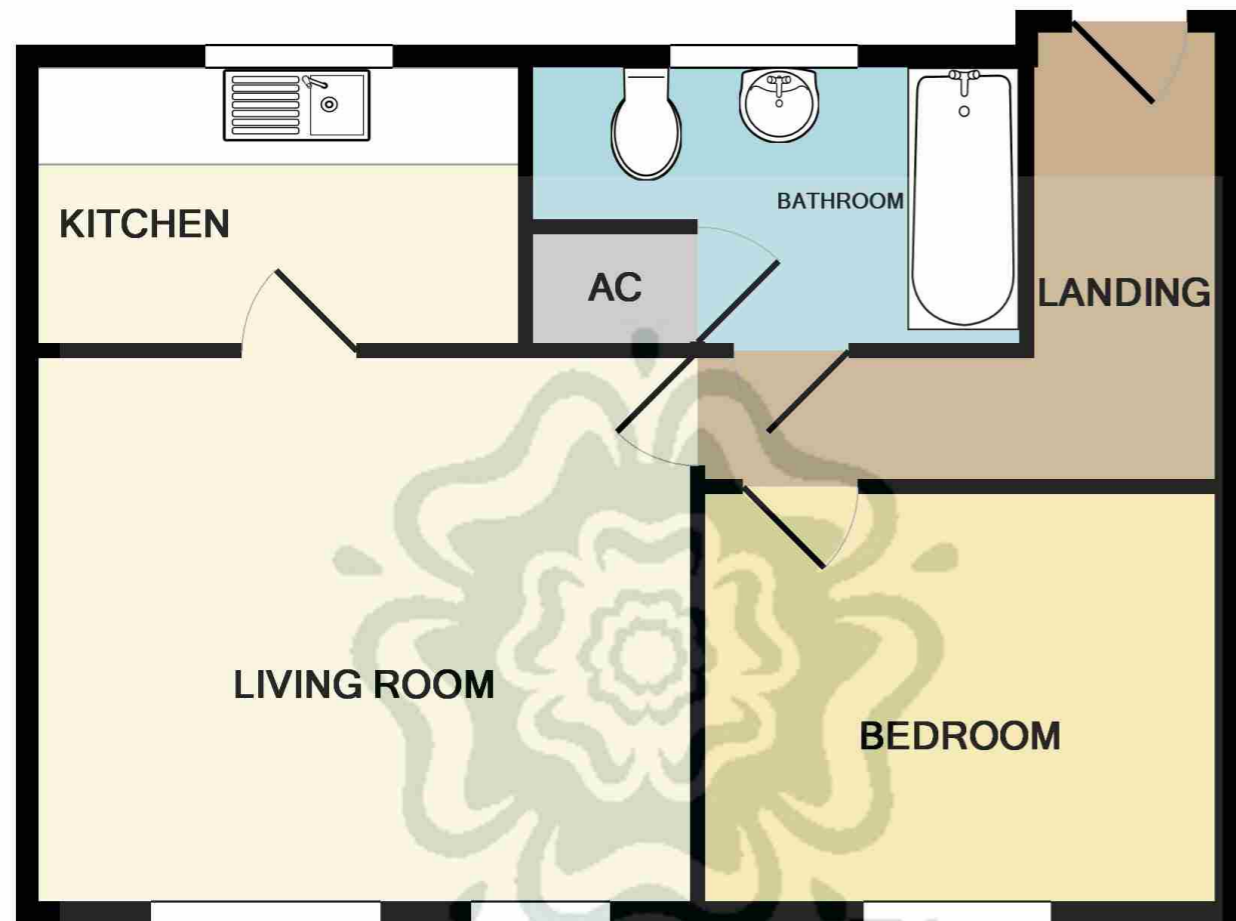


# Floor Plans



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 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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## 37a, Preston Close

Amphill,  
Bedfordshire, MK45 2QH  
£130,000

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

COUNTRY PROPERTIES  
PART OF HUNTERS

COUNTRY PROPERTIES  
PART OF HUNTERS

# A first floor, one bedroom retirement flat. Situated in a close of similar properties, a short walk to the town centre in Ampthill.

- No upper chain.
- Within walking distance to local amenities.
- Quiet cul de sac location.
- NB Potential buyers must be over 55 years of age in order to purchase the property.
- Impressive well maintained communal gardens.
- Resident Estate Manager.
- Lounge and bedroom with oak flooring.

## Ground Floor

### Hall

Security entrance door, stairs to accommodation.

## First Floor

### Entrance Hall

Port hole window to side.

### Landing

Double glazed window to side, access to loft, telephone security intercom.

### Lounge

14' 8" x 12' 2" (4.47m x 3.71m) Electric storage heater, oak flooring, two double glazed windows to rear.

## Kitchen

9' 5" x 6' 5" (2.87m x 1.96m) Fitted units with work surfaces over, sink and drainer, tiling to splashbacks, space for cooker, space for fridge freezer and plumbing for automatic washing machine.

## Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m) Double fitted wardrobes with shelving units, oak flooring, electric storage heater, double glazed window to rear.

## Bathroom

A suite comprising of a panelled bath, wash hand basin, low level WC, double glazed window to front, airing cupboard housing hot water tank.

## Garden

Maintained communal gardens.

## Agents Note

We are currently awaiting details on the lease and charges.

## Directions

From the centre of Ampthill take the turning into Baker Street (one way) then take the first left into Preston Close and the property is at the end of this road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE 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 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. 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 Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. 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. There are also rugby, football, cricket and bowls clubs.

