

31 Preston Close  
Amphill  
MK45 2QH

£189,995

Quick Reference: 3296642



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# A rarely available and beautifully presented bungalow. situated within a unique retirement development, tucked away yet in the heart of the town.

- Offered with no onward chain
- Designed to provide an easy to manage lifestyle
- Two bedrooms, plus lounge/dining room
- Managed gardens, communal seating areas and parking
- Stunning kitchen and conservatory
- Over 55 years individually owned leasehold arrangement.

## Ground floor

**Entrance porch** Accessed via the front entrance door.

**Entrance Hall** Built in cupboard housing hot water cylinder. Coving. Radiator.

**Lounge** 18' x 10' 6" (5.49m x 3.20m) Coving. Double glazed window. Two radiators.

**Kitchen** 8' 1" x 7' 7" (2.46m x 2.31m) Range of floor and wall mounted units and drawers with work surface over incorporating a ceramic 1 1/2 bowl sink unit with side drainer and mixer tap. Fitted stainless steel oven with ceramic hob. Space and plumbing for washing machine. Space and plumbing for slim line dish washer. Space for upright fridge/freezer. Coving. Double glazed window to rear.

**Conservatory** Park brick construction. Double glazed door to communal garden. Double glazed windows to side and rear.

**Bedroom one** 10' 8" x 10' 11" (3.25m x 3.33m) Coving. Double glazed window to rear. Radiator.

**Bedroom two** 9' 1" x 7' 1" (2.77m x 2.16m) Coving. Double glazed window to front. Radiator.

**Shower room** Separate shower cubicle. Wash hand basin and low level wc. Fitted, high gloss storage cabinets. Heated towel rail. Coving. Partly tiled. Double glazed window to front.

## Outside

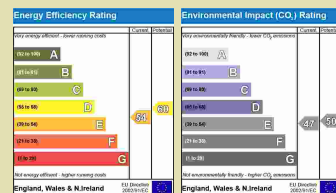
**Gardens** The gardens are maintained with flower and shrub borders with various seating areas.

There is communal and visitor parking.

**Agents note** The owner of the property informs us that when the property is transferred to a new buyer the lease is then renewed. The owner also informs us that the monthly charges for the property are approx. £132.50.

**Directions** From the centre of Ampt Hill take Dunstable street. Take the 1st left into Baker Street. Follow the road round to the left, this is the entrance to Preston Close. Number 31 is straight ahead.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with 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



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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