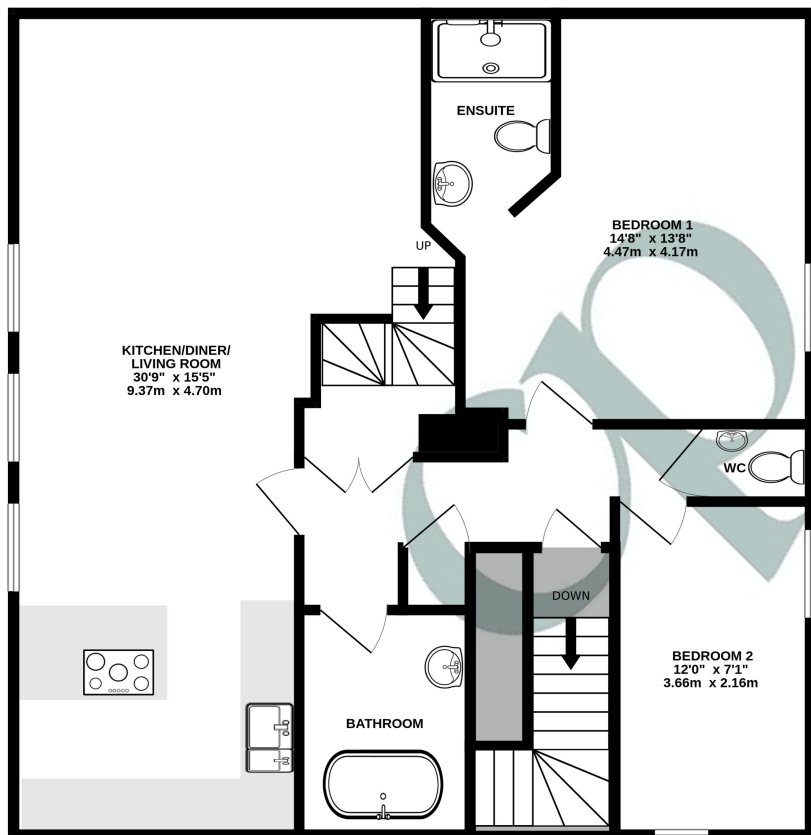
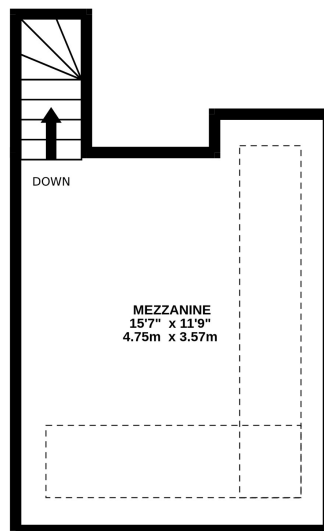




SECOND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



UPPER MEZZANINE
186 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.
Made with Metropix ©2025

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

Arguably one of the best penthouse's in Ampthill! This two bedroom duplex apartment nestled near Ampthill's town centre on the incredibly desirable ex-workhouse, The Cedars, set amongst the beautiful gardens and loaded with character is a real one-off!

- Character features includes exposed brick wall, vaulted ceilings, exposed beams + arched windows
- Spacious mezzanine study area overlooking the lower accommodation
- Impressive well maintained private Victorian gardens
- Maintenance charge of £160pcm.
- No onward chain
- Off-road parking for one car plus visitor spaces

GROUND FLOOR

Communal Entrance

Stairs to first and second floors.
Intercom security entrance.

INTERIOR

Entrance Hall

Two built-in storage cupboards,
radiator.

Cloakroom

Wash hand basin and low level WC.

Kitchen/Dining/Living Room

30' 9" x 15' 5" (9.37m x 4.70m) A range of base and wall mounted units with reclaimed work surfaces over and matching peninsula, reclaimed train storage racks, integrated oven and induction hob with pop-up extractor, integrated dishwasher, freestanding fridge freezer and washing machine, gas combi-boiler, vaulted ceiling, exposed beams and brickwork with wall lighting, three arched windows to the side and three radiators.

Bedroom One

14' 8" x 13' 8" (4.47m x 4.17m) Arched window to side with views over open countryside, vaulted ceiling and exposed beams, radiator.

Ensuite

A suite comprising of a walk-in shower,
low level WC, wash hand basin.



Bedroom Two

12' 0" x 7' 1" (3.66m x 2.16m) Access to loft, arched window to the side and window to the front, radiator.

Bathroom

A suite comprising of a freestanding roll-top bath, wash hand basin, wall lights, heated towel rail.

SECOND FLOOR

Galleried Mezzanine Landing

15' 7" x 11' 9" (4.75m x 3.58m) Overlooking the open plan living area with glass balustrade, Skylight window to the side, exposed ceiling beams.

OUTSIDE

Front Garden

Electric security gated entrance.

Outside Rear

To the rear of the main building there is a private residents garden which is laid out in a Victorian box style garden. This consists of lawn area with hedge set round paved pathways, seating areas and maturing trees.

Communal Parking

As you enter The Cedars there are several parking areas for residents (one allocated space) and visitors all set around well tended lawns, shrub areas and mature trees.

