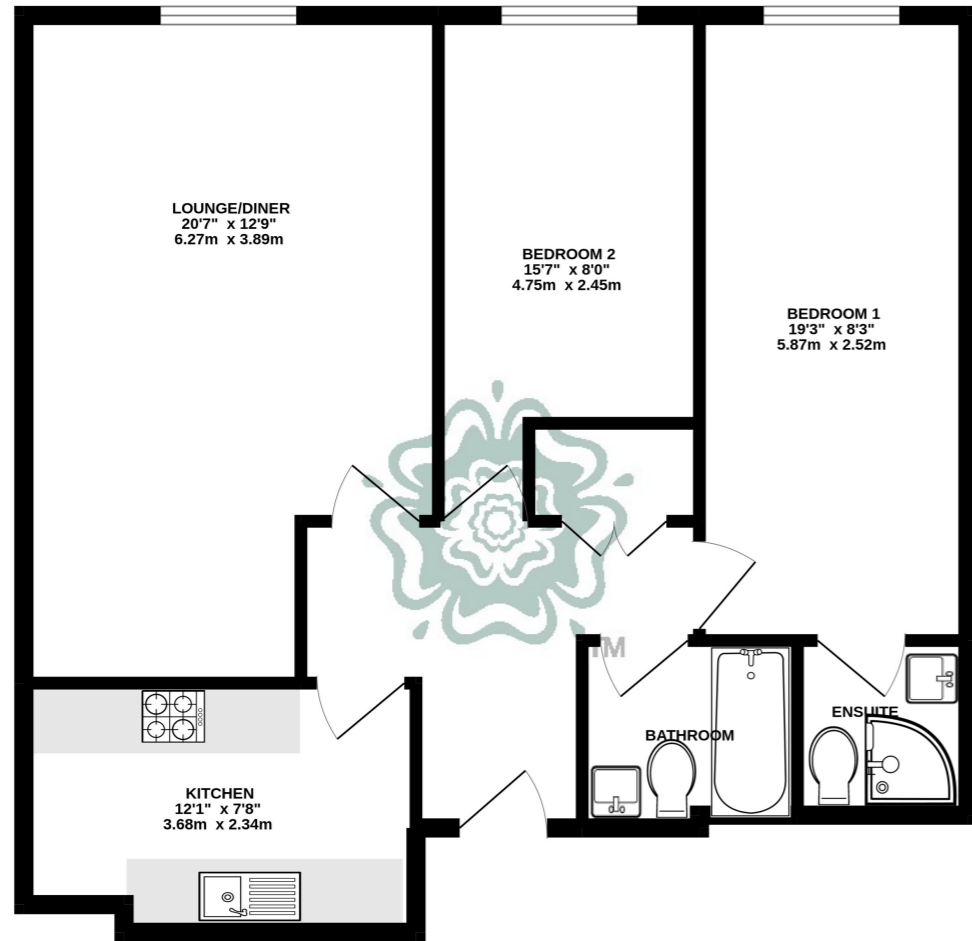


# Floor Plans

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq. ft. (70.7 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.  
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## 3 Oxlet House

Bedford Street, Ampthill, Bedfordshire,  
MK45 2GY  
£240,000

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

COUNTRY PROPERTIES  
PART OF HUNTERS

COUNTRY PROPERTIES  
PART OF HUNTERS



# A spacious two double bedroom apartment in the centre of Ampthill with the benefit of no onward chain.

- Allocated parking space (numbered).
- A town centre location with nearby park and woodland.
- Management and ground rent circa £1,200 p/a.
- Double glazed sash windows and electric central heating.
- Benefiting from ensuite master bedroom plus bathroom.
- 20ft lounge/diner and separate kitchen.

## Accommodation

### Communal Entrance

Security entrance with intercom.

### Entrance Hall

Airing cupboard housing hot water tank and electric meter.

### Lounge/Diner

20' 7" x 12' 1" (6.27m x 3.68m) Double glazed sash window to the front, radiator.

### Kitchen

12' 1" x 7' 8" (3.68m x 2.34m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, integrated oven with ceramic hob and extractor fan, space for fridge freezer, integrated dishwasher, space for washing machine, ceramic tiled flooring, radiator.

### Bedroom One

19' 2" x 8' 4" (5.84m x 2.54m) Double glazed window to the front, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, ceramic tiled flooring.

### Bedroom Two

15' 3" x 12' 7" x 8' 1" (4.65m x 3.84m x 2.46m) Double glazed window to the front, radiator.

### Bathroom

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

## Outside

### Parking

One allocated numbered parking space.

## Ampthill

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. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, 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.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

