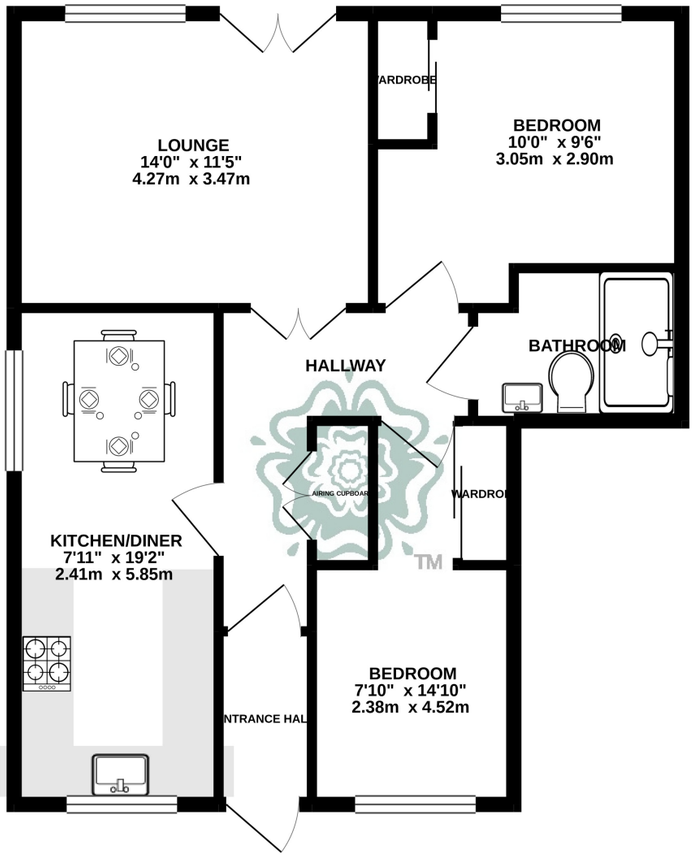
Floor Plans

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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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

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COUNTRY PROPERTIES
PART OF HUNTERS

Hillersden Court

Flat 1, Moor Pond Piece, Ampthill, Bedfordshire,
MK45 2GT
£250,000

COUNTRY PROPERTIES
PART OF HUNTERS

An impressive ground floor apartment situated in the highly desirable 'Moor Pond Piece' development opposite Great Ampthill Park.

- Kitchen with integrated appliances and room for dining table and chairs.
- Double glazed windows and gas central heating.
- Allocated parking for two cars.
- Two bedrooms and a stylish bathroom.
- Sitting room overlooking communal gardens and 'The Firs' nature reserve.
- No onward chain.

Accommodation

Entrance Hall

Access via entrance door, coving, radiator, doors to all rooms, downlighting, built-in cupboard housing gas boiler.

Lounge

14' 0" x 11' 5" (4.27m x 3.48m) Double glazed door and window to the rear, coving, downlighters, radiator.

Kitchen/Dining Room

19' 0" x 8' 0" (5.79m x 2.44m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, fitted oven with extractor hood over, fitted microwave, integrated dishwasher, washing machine, fridge and freezer, space for table and chairs, downlighters, double glazed windows to the front and side, radiator.

Bedroom One

10' 0" x 9' 6" (3.05m x 2.90m) Built-in wardrobe, downlighters, coving, double glazed window to the rear, radiator.

Bedroom Two

9' 5" x 7' 7" (2.87m x 2.31m) Built-in wardrobe, coving, double glazed window to the front, radiator.

Bathroom

A white suite comprising of a shower cubicle, wash hand basin, low level WC, tiled flooring, extractor fan, downlighters, heated towel rail.

Outside

Communal Garden

Well kept established communal grounds.

Off Road Parking

Allocated parking spaces for two cars.

Directions

From the centre of Ampthill, take Woburn Street and Moor Pond Piece is about a quarter of a mile on the left hand side, turn in and Hillersden Court is on your right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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.