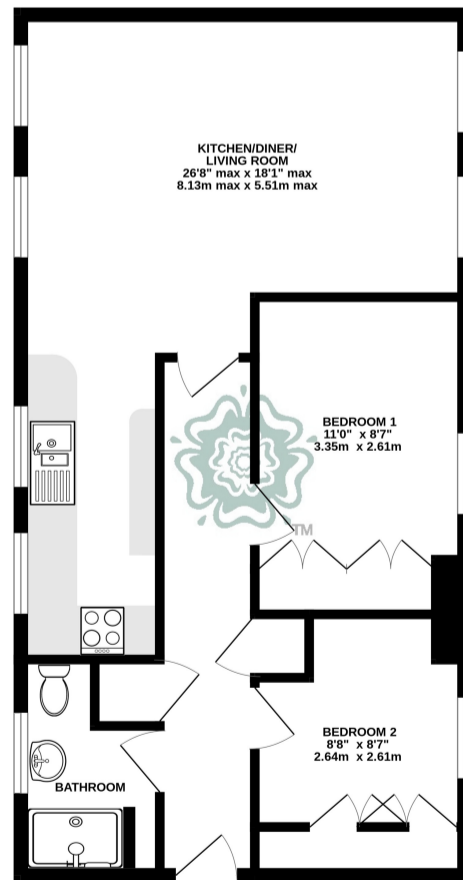




GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metrepx 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A prime example of how lovely apartments in The Cedars can be! Set within the picturesque grounds of the Grade II listed old workhouse, this two bedroom first floor apartment is full of character and a great purchase.

- Two double bedrooms with fitted wardrobes.
- Combi-boiler.
- Large open plan dual aspect kitchen/diner/living room.
- Off-road parking and additional visitor spaces.
- Management charge of £200 pcm.
- Leasehold property with 162 years remaining.

Accommodation

Communal Entrance Hall

Intercom system.

Kitchen/Diner/Living Room

Max. 26' 8" x 18' 1" (8.13m x 5.51m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, integrated oven and hob with extractor over, integrated fridge and freezer, space for washing machine, dual aspect windows, combi-boiler, vaulted ceiling with exposed beams.

Bedroom One

11' 0" x 8' 7" (3.35m x 2.62m) Fitted wardrobes, window to the side, radiator.

Bedroom Two

8' 8" x 8' 7" (2.64m x 2.62m) Fitted wardrobes, window to the side, radiator.



Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, window to the side, electric radiator.

Outside

Parking

Allocated parking space plus visitor parking spaces.

Communal Gardens

Well kept private communal grounds with established plants, shrubs and trees. Lawned areas. A historic cedar tree sits at the front of the complex. Various seating areas are fitted around the grounds.

Directions

From the centre of Ampt Hill proceed along Dunstable Street and go straight over the two mini roundabouts. The Cedars is on the left hand side just before the Library.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

