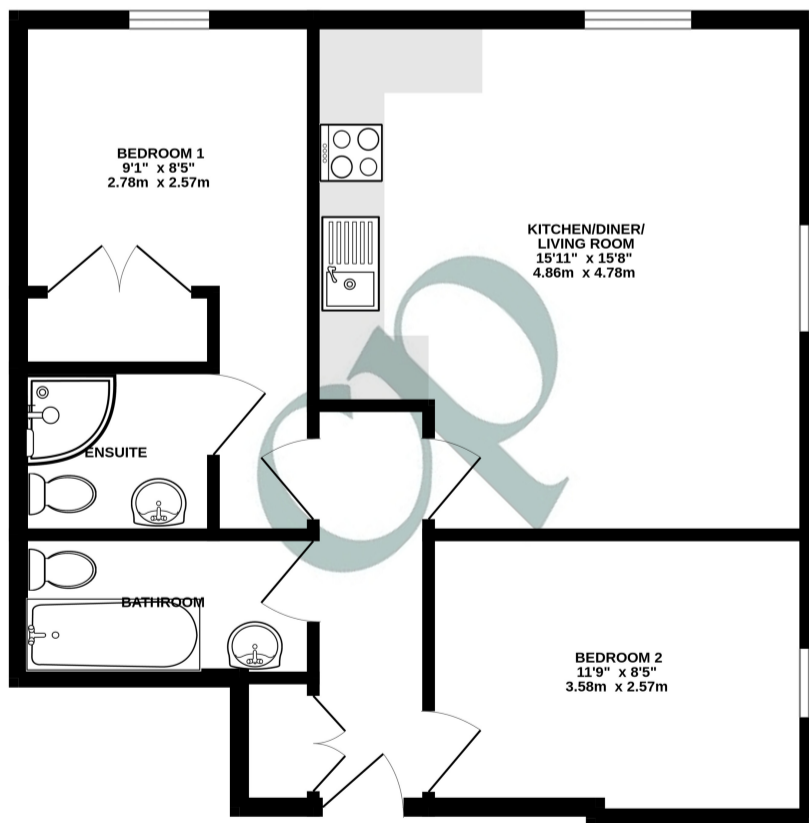




FIRST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (52.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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: amphill@country-properties.co.uk
www.country-properties.co.uk

A stylish first floor apartment with well presented accommodation including two bedrooms and two bathrooms, a stones throw from The Firs nature reserve and the added benefit of being offered with no onward chain.

- Superb first time buyer/investment opportunity
- First floor apartment with security entry phone system
- Sought after location close to The Firs
- No onward chain worries
- Delightful open plan lounge/kitchen/dining room
- Allocated covered parking for 1-2 cars
- A rare opportunity to purchase a leasehold flat (long lease of 109 years) that also includes a share of the freehold

Lounge/Kitchen/Diner

15' 11" x 15' 8" (4.85m x 4.78m) A range of wall mounted units with granite work surfaces over, inset stainless steel sink drainer unit with mixer tap over, fitted oven, hob and extractor hood, plumbing for washing machine, integrated fridge/freezer, radiator, two double glazed windows to the front and side.

Bedroom One

9' 1" x 8' 5" (2.77m x 2.57m) Built in wardrobe, radiator, double glazed window to the side.

Ensuite

Wash hand basin, low level WC, separate shower cubicle, tiling to splashback areas, heated towel rail.

Apartment

Entrance Hall

Entrance door, wall mounted security entry phone system, built in cupboard housing hot water tank, radiator.



Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower mixer attachment over, wash hand basin, low level WC, tiling to splashback areas, heated towel rail.

Outside

Off Road Parking

Allocated space under cover for 1-2 cars with access door to the communal entrance hall.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. At the second mini roundabout turn right into Station Road and follow down to the bottom of the road, Folders Gate is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

