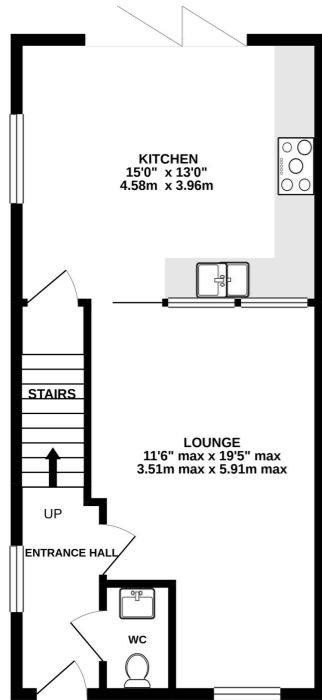
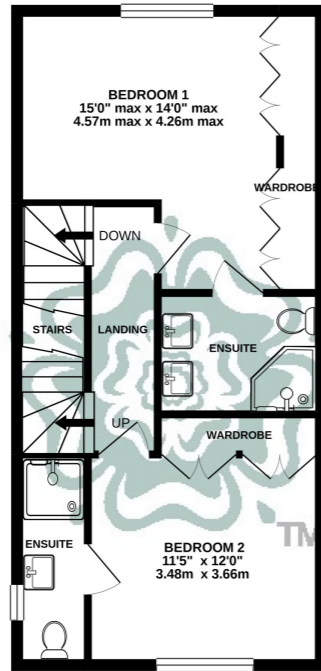


# Floor Plans

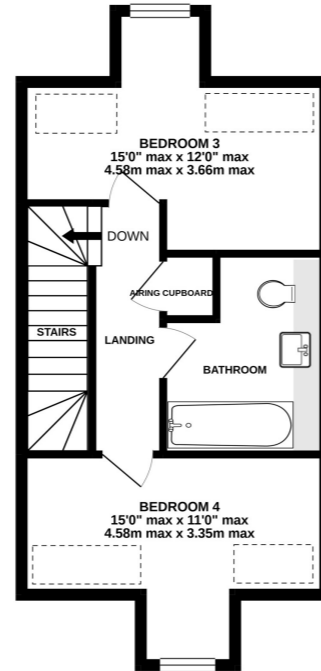
GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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## 2, Moat Place

Amphill, Bedfordshire,  
MK45 2YA  
£550,000

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



An incredibly high-quality finish, these premium 4-bed semi-detached town houses are less than 500m from the centre of the beautiful Georgian market town of Ampthill making them very special indeed and an absolute must see.

- Within walking distance to Ampthill town centre and quiet countryside walks.
- Crosswater bathrooms; leaders in luxury, modern design.
- Great commuter links with Flitwick Train Station just 2 miles away offering excellent transport to London.
- Off-road parking.

- Glass partitioned Kitchen/Diner with stone worktops and Franke Boiling water tap.
- Wet underfloor heating downstairs with radiators upstairs.
- 4 bedroom town house with 3 bathrooms.
- 10 year builders Premier Guarantee.

## Ground Floor

### Entrance Hall

### Cloakroom

### Kitchen

15' 0" x 13' 0" (4.57m x 3.96m)

### Lounge

19' 5" x 11' 5" (5.92m x 3.48m)

## First Floor

### Bedroom One

15' 0" x 14' 0" (4.57m x 4.27m)

### Ensuite

### Bedroom Two

12' 0" x 11' 5" (3.66m x 3.48m)

## Ensuite 2

## Second Floor

### Bedroom Three

15' 0" x 12' 0" (4.57m x 3.66m)

### Bedroom Four

15' 0" x 11' 0" (4.57m x 3.35m)

### Bathroom

## Outside

### Private Rear Garden

### Off-road parking

## Directions

From the centre of Ampthill, take Church Street towards Maulden. Moat Place is the third turning on the left hand side after St Andrews Church.

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.

## 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.

