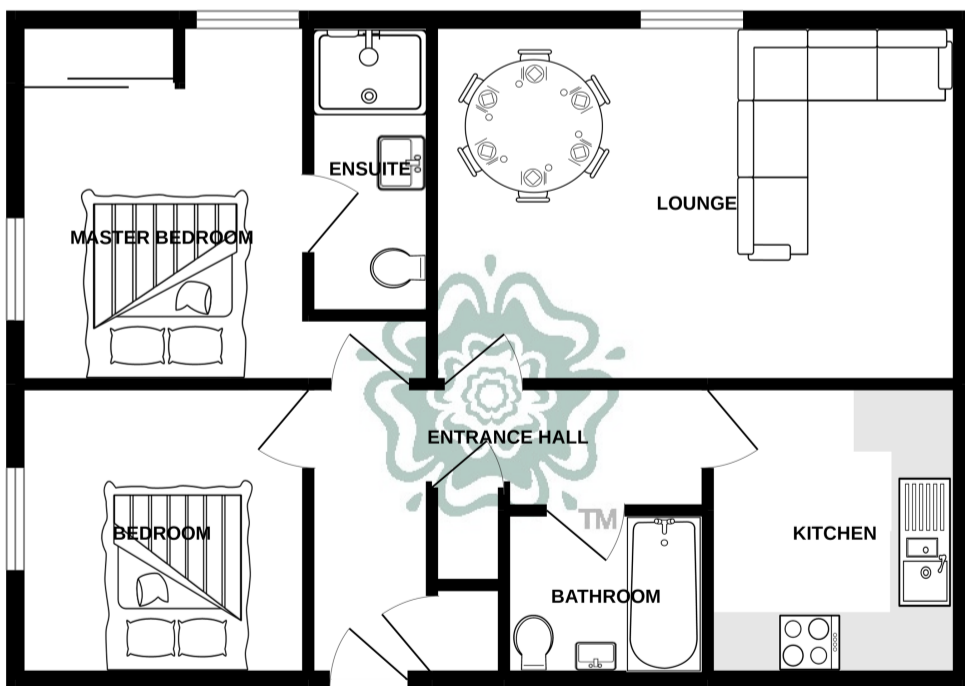




GROUND FLOOR
 645 sq.ft. (59.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

TOTAL FLOOR AREA: 645 sq.ft. (59.9 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.
 Made with Metrepro 10/2022

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
 www.country-properties.co.uk

****EXCELLENT INVESTMENT OPPORTUNITY, PRESENTLY ACHIEVING £1250PCM**** Situated in a block of just four apartments, this ground floor two bedroom apartment is positioned in an excellent central location within the historic market town of Ampthill.

- Parking for two cars.
- Walking distance to all town amenities.
- Ground floor apartment.
- 17ft lounge.
- Ensuite shower room to master bedroom.
- No upper chain.

Accommodation

Entrance Hall

Access to loft, airing cupboard housing Megaflo water tank.

Lounge

17' 0" x 11' 9" (5.18m x 3.58m) Double glazed window to the side.

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, electric hob with extractor hood over and oven under, space for dishwasher, cupboard housing gas boiler, radiator.

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m) Mirror fronted wardrobes, double glazed window to the side, radiator.

Ensuite

A suite comprising of a shower cubicle, wash hand basin, low level WC, heated towel rail.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, heated towel rail.

Outside

Parking

Allocated parking spaces for two cars.



Directions

From the centre of Ampthill, proceed along Bedford Street. Just after Waitrose, turn left into Swaffield Close.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPHILL – 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.

Maintenance fees circa. £187p/m, with 125 years on the lease from 1st April 2014.

