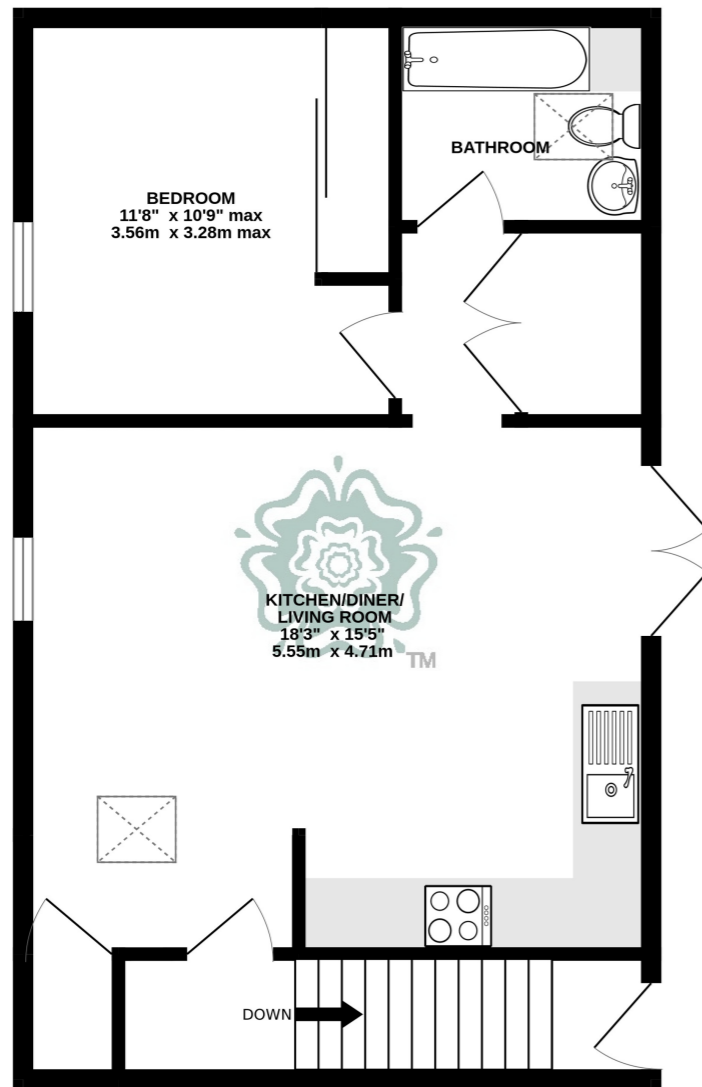


Floor Plans

FIRST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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			
(92-100)	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 Standard (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 valuation, contact the numbers listed on the brochure.



2, Cherry Mews

Maulden, Bedfordshire,
MK45 2FT
£210,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderfully presented one bedroom first floor apartment in the beautifully scenic village of Maulden, within a short distance to both local amenities and Ampthill town centre.

- One double bedroom with fitted wardrobes.
- Open plan living space with Juliet balcony.
- Short distance to local amenities and beautiful country walks.
- Off-road parking for one car and visitors space.
- First floor apartment.
- Communal gardens.

Accommodation

Kitchen/Dining/Living Room

18' 3" x 15' 5" (5.56m x 4.70m) A range of base and wall mounted units with work surfaces over, built-in oven with electric hob and extractor fan over, integrated fridge freezer and dishwasher, storage cupboard, Juliet balcony, double glazed window to the front and two Skylight windows, radiator.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m) Fitted wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, Skylight window.

Outside

Parking

Allocated parking space for one car plus visitor space.

Directions

Upon entering Maulden via Snow Hill. At the green where the village hall is turn left on Flitwick Road. Church Mews is 300 meters approx on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

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.

