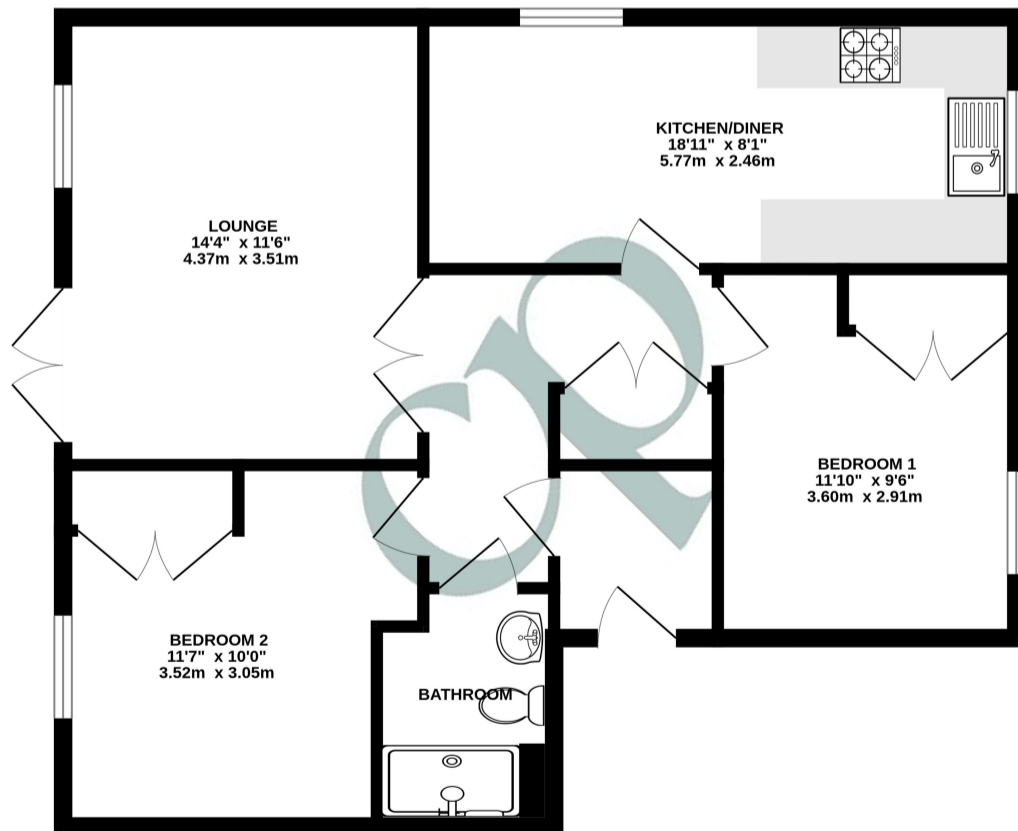




FIRST FLOOR  
 697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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	77
(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 valuation, contact the numbers listed on the brochure

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

Located on the highly sought after Moor Pond Piece apartment complex nestled between Ampthill Great Park and Cooper's Hill Nature Reserve (The Firs), this wonderfully presented first floor 2 bed apartment is only a stone's throw from Ampthill town centre and benefits from an allocated parking space and a garage.

- Two double bedrooms.
- First floor apartment.
- Leasehold with 994 years remaining.
- Beautifully managed communal gardens with a residents association.
- Garage and parking space en-bloc.
- No onward chain.

#### Kitchen/Diner

18' 11" x 8' 1" (5.77m x 2.46m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated fridge freezer and washing machine, double glazed sash windows to the side and rear, radiator.

#### Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m) Fitted wardrobes, double glazed sash window to the rear, radiator.

#### Bedroom Two

11' 7" x 10' 0" (3.53m x 3.05m) Fitted wardrobes, double glazed sash window to the front, radiator.

#### Bathroom

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

#### First Floor

##### Entrance Hall

Airing cupboard housing boiler, radiator.

##### Lounge

14' 4" x 11' 6" (4.37m x 3.51m) Juliet balcony and double glazed sash window to the front, radiator.



#### Outside

##### Garden

Managed lawns and gardens, some established trees, overlooking Ampthill Park and woods to one side.

##### Garage

Single garage with power and light in a separate block with up and over door and parking space in front of the garage.

