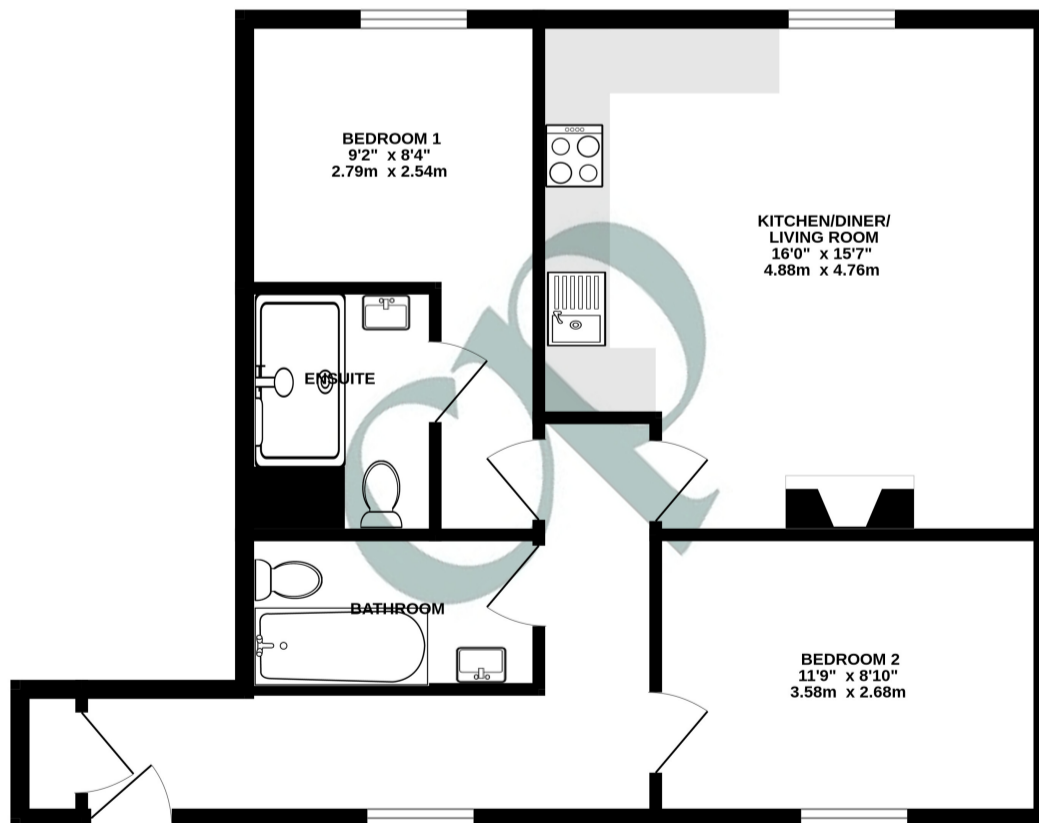




GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81

TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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: amptill@country-properties.co.uk  
www.country-properties.co.uk

This stunning two bedroom apartment is perfect for any first time buyer or investor and facing Cooper's Hill Nature Reserve (The Firs), it's really a must see!

- Two double bedrooms.
- Covered off-road parking for two cars.
- Cooper's Hill Nature Reserve on your doorstep.
- Short distance to local schools and town centre.
- First floor apartment.
- Circa £70pcm maintenance charge.
- 109 years remaining on the lease.

#### Lounge/Kitchen/Diner

16' 0" x 15' 7" (4.88m x 4.75m) A range of base and wall mounted units with stone work surfaces over, countersunk stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated fridge and freezer, space for washing machine, media wall with electric fireplace, fitted corner bench seat, double glazed window to the side, radiator.

#### Bedroom One

9' 2" x 8' 4" (2.79m x 2.54m) Fitted wardrobes, double glazed window to the side, radiator.

#### Ensuite

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

#### First Floor

##### Entrance Hall

Access to loft, cupboard housing boiler, double glazed window to the side, two radiators.



#### Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m) Double glazed window to the side, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, heated towel rail.

#### Outside

##### Parking

A covered parking area with allocated spaces for two cars.

##### 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.

