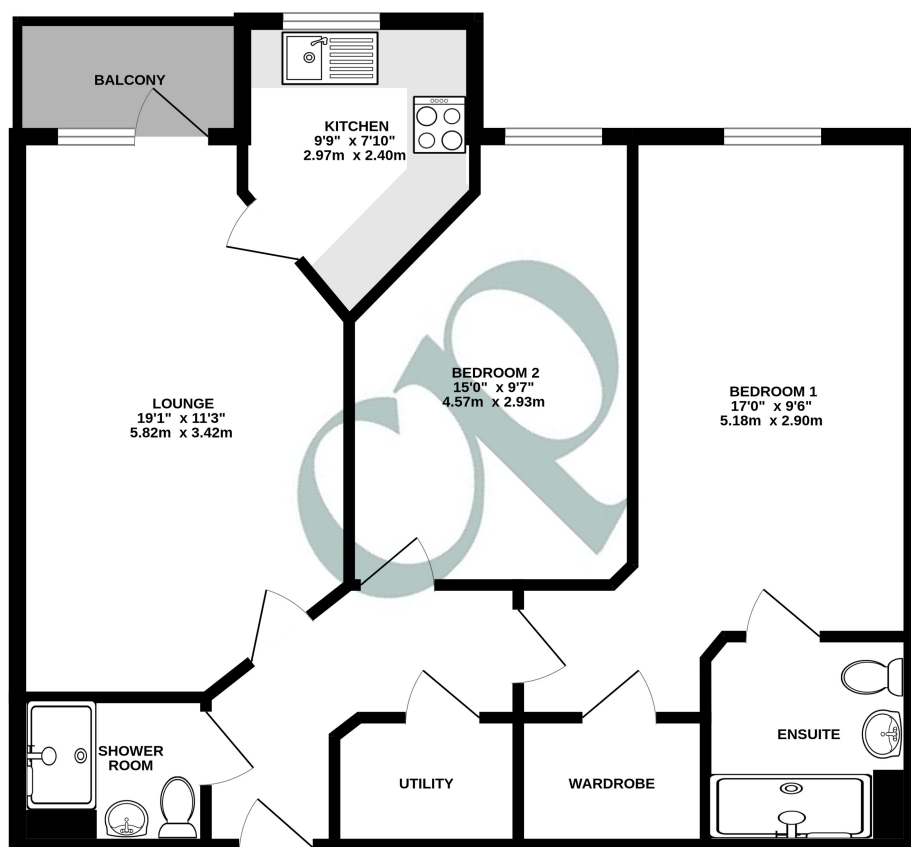




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18  
Clemens Place, Woburn Street, Ampthill, Bedfordshire,  
MK45 2HX  
Offers in Excess of £440,000

FIRST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 Metropix 6/2025

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](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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A beautifully presented two bedroom first floor apartment with lift access, set in the well renowned McCarthy & Stone complex in the heart of Ampthill, combining convenience and security.

- Two double bedrooms and two bathrooms.
- Town centre location and close to Ampthill Great Park.
- Maintenance charge of circa £4800 per annum.
- Guest suite available on request to accommodate family and friends.

Accommodation

Entrance Hall

Electric radiator and doors leading to:

Lounge/Diner

19' 1" x 11' 3" (5.82m x 3.43m) Double glazed window to the size and glazed door opening to the balcony, electric radiator.

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated fridge freezer and split-level ovens with electric hob and extractor over, double glazed window to the side.

Utility Cupboard

Hot water tank, air ventilation system, space and plumbing for washing machine.

Bedroom One

17' 0" x 9' 6" (5.18m x 2.90m) Walk-in wardrobe, double glazed window to the side, electric radiator.



Ensuite

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

Bedroom Two

15' 0" x 9' 7" (4.57m x 2.92m) Double glazed window to the side, electric radiator.

Shower Room

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

