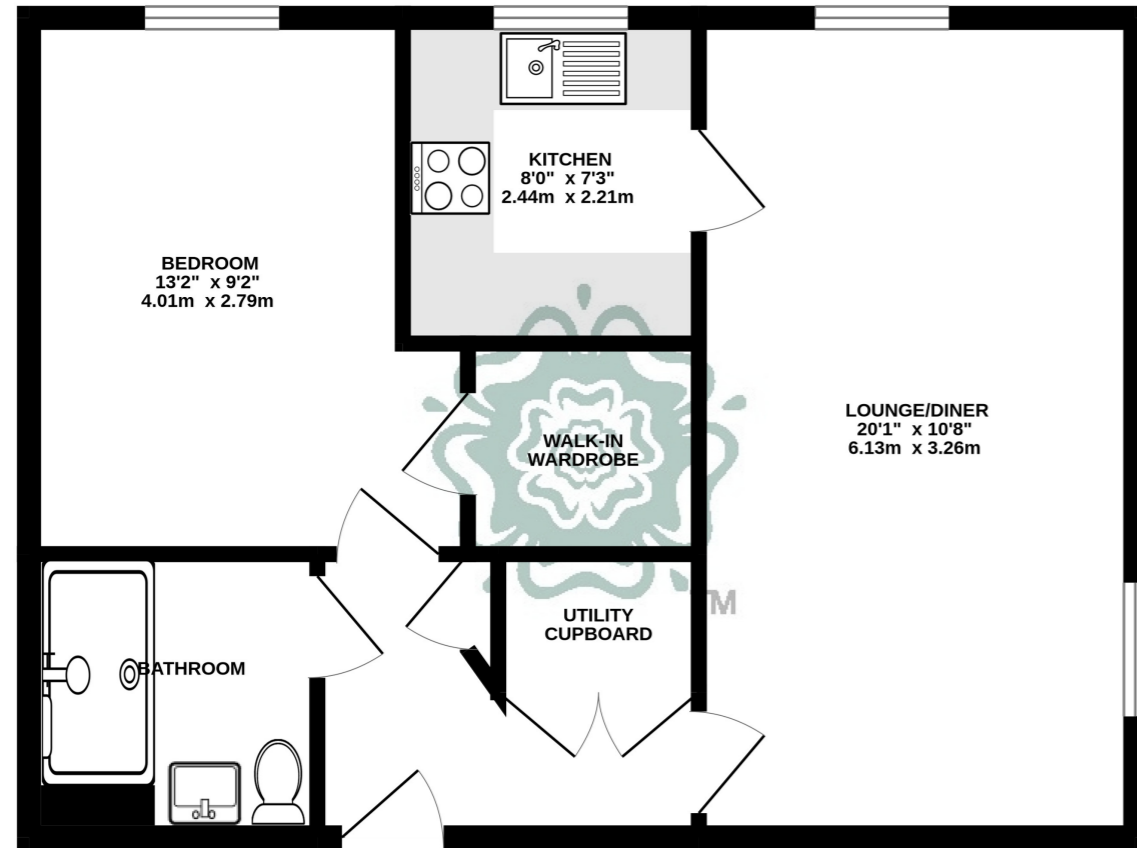


# Floor Plans

**GROUND FLOOR**  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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.  
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## Clemens Place

Flat 29, 40, Woburn Street, Amphill, Bedford,  
MK45 2HX  
OIEO £325,000

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





A rarely available one bedroom apartment in the highly sought after 'Clemens Place' McCarthy & Stone development on Woburn Street. With its town centre location and fully maintained on-site facilities providing total peace of mind.

- Over 60s main resident requirement with an optional partner over 55.
- Leasehold with 995 years remaining. Management charges apply.
- Off road parking available to purchase
- Second floor apartment with access via lift
- Town center location
- House manager and emergency call system

### Entrance Hall

Front entrance door. Intercom system.  
Doors to:

### Lounge/Dining Room

Double glazed window to front and side,  
Electric radiator.

### Kitchen

A range of base and wall mounted units with composite work surfaces over, integrated oven, electric hob, extractor hood, fridge freezer, Double glazed window to front.

### Utility Cupboard

Space for washer/dryer, hot water tank.

### Bedroom One

Double glazed window to front, electric

radiator, walk-in wardrobe.

### Shower Room

A white suite comprising walk in double shower, wash hand basin, low level WC, backlit mirror, part tiled walls, heated towel rail.

### Parking

Parking available for additional purchase plus visitor parking.

### Communal Garden

### Directions

From the centre of Ampthill take Woburn Street. Clemens Place is approximately 500m on the left hand side.

AMPTHILL – 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.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

### N.B

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.

