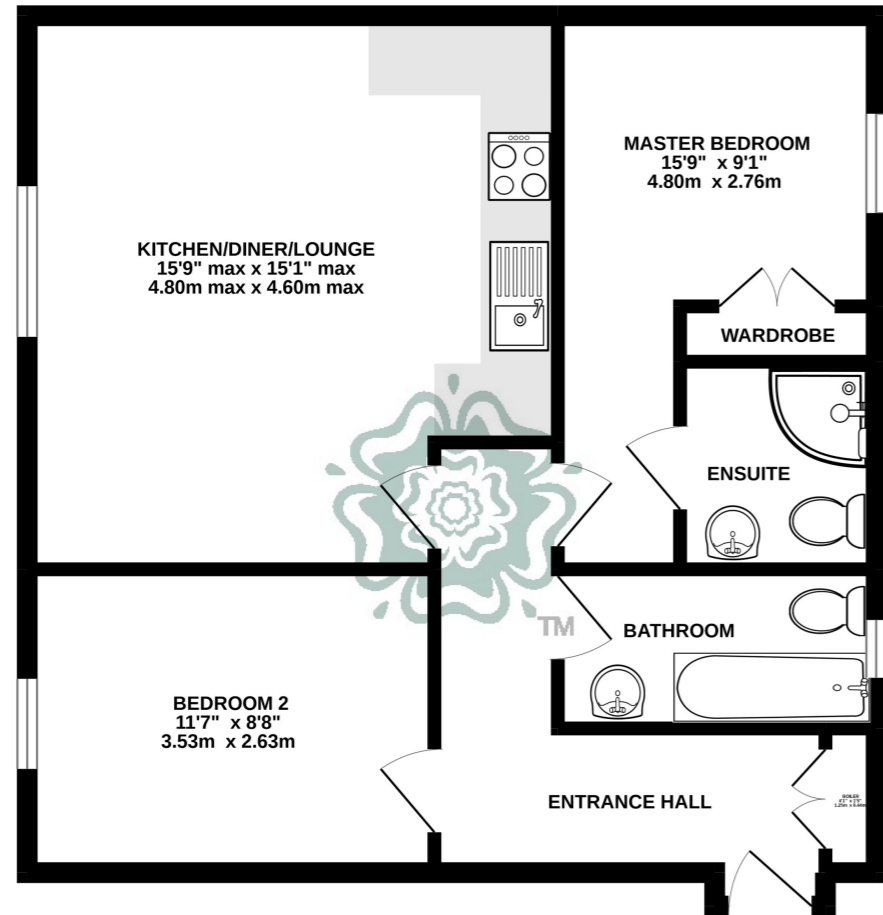


Floor Plans

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq. ft. (55.0 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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Four, Folders Gate

Amphill, Bedfordshire,
MK45 2UN
£250,000

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
www.country-properties.co.uk



A two bedroom first floor apartment in the secluded Ampthill development of Folders Gate with the benefit of Firs Nature Reserve being just a stones throw away.

- Maintenance charge £375 per annum.
- First floor apartment with access to loft space for storage.
- Master bedroom with ensuite shower room.
- 111 years remaining on lease.
- Off-road parking for two cars.
- Beautiful nearby walks via Firs Nature Reserve.
- Short distance to local schools and amenities.

Entrance Hall

Access to part-boarded loft space, cupboard housing combi-boiler, radiator.

Kitchen/Diner/Lounge

Max 15' 9" x 15' 1" (4.80m x 4.60m) A range of base and wall mounted units with granite work surfaces over, stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated fridge freezer and oven with hob and extractor hood over, space and plumbing for washing machine, double glazed window to the front, radiator.

Bedroom One

15' 9" x 9' 1" (4.80m x 2.77m) Built-in wardrobes, double glazed window to the rear, radiator, door into:

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, heated towel rail, double glazed window to the rear.

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

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.

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.

