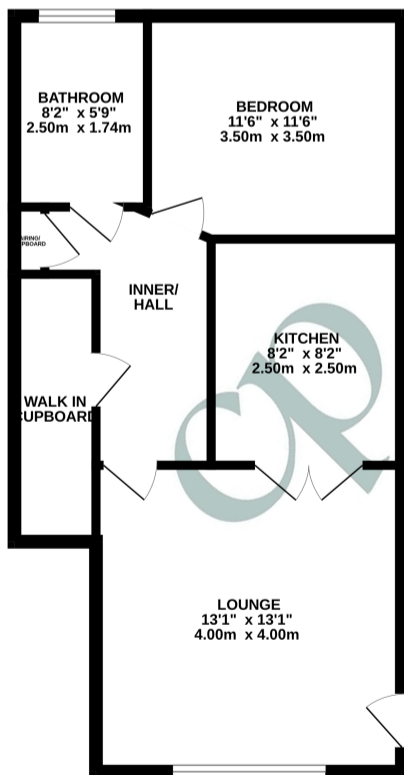




GROUND FLOOR



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		79	80

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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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 delightful ground floor one bedroom apartment situated within the popular village of Barton-le-clay being offered with vacant possession.

- No onward chain.
- Views overlooking the Sharpenhoe Clappers.
- Allocated parking space for one car.
- Management charge of £575 every 6 months to include building insurance and all services.

#### Ground Floor

##### Lounge

13' 2" x 12' 07" (4.01m x 3.84m)  
Double glazed window to the front, radiator.

##### Kitchen

8' 6" x 7' 05" (2.59m x 2.26m)  
Base and wall mounted units, gas hob with oven under and extractor over, space for washing machine.

##### Inner Hall

Built-in storage cupboard and boiler cupboard.

##### Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)  
Double glazed window to the rear, radiator.

##### Bathroom

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

