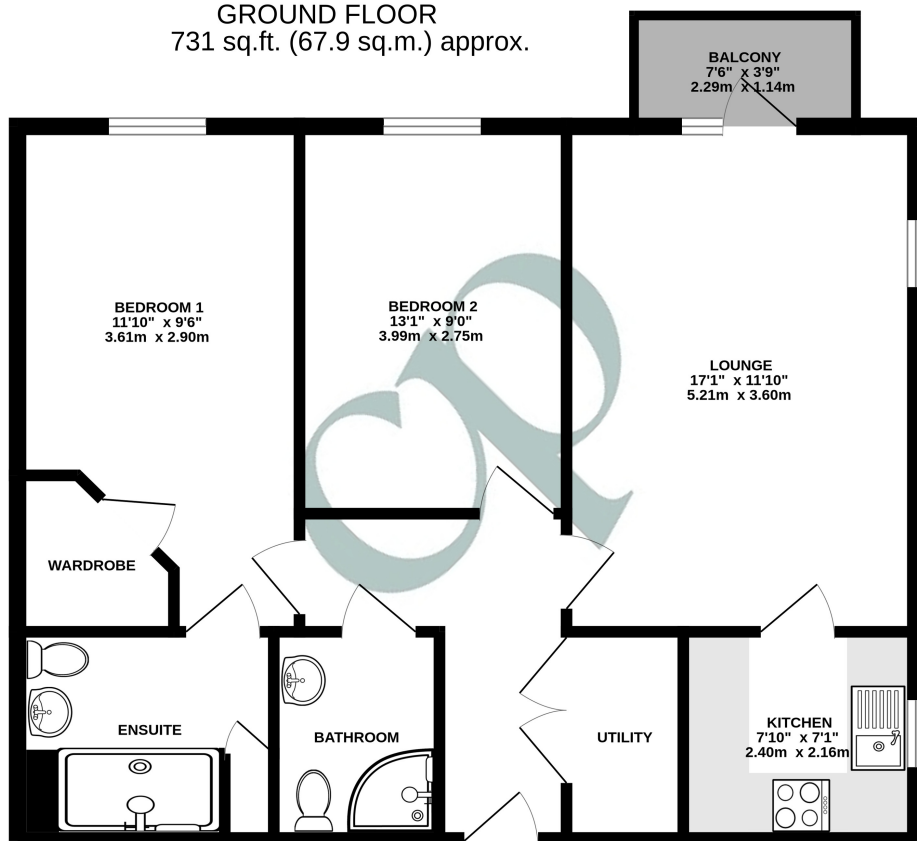




country
properties

Clemens Place
Flat 15, 40, Woburn Street, Ampthill, Bedford,
MK45 2HX
£450,000

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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 ©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
www.country-properties.co.uk

country
properties

A rarely available two bedroom apartment with private balcony 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 60's main resident – partner can be 55 or over.
- Single parking space included.
- Private balcony with views over Alameda Walk and communal garden area.
- Two double bedrooms – master bedroom with walk-in wardrobe wardrobe.
- Directly opposite Ampthill's Great Park.
- Guest suite available on request to accommodate family and friends.
- House manager and emergency call system.
- First floor apartment accessed via lift.

First Floor

Entrance Hall

Electric radiator and doors leading to:

Lounge/Diner

Double glazed window to the side and glazed door opening to the balcony, electric radiator.

Kitchen

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 rear.



Utility Cupboard

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

Bedroom One

Double glazed window to side, electric radiator, walk-in-wardrobe.

Ensuite

A part tiled bathroom suite comprising of walk-in shower, low level WC, wash hand basin, back-lit mirror, heated towel rail, storage cupboard.

Bedroom Two

Double glazed window to side, electric radiator.

Shower Room

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

Outside

Balcony

Private balcony overlooking Alameda Walk & communal gardens, accessed via lounge/diner.

Communal gardens

Shared and fully maintained communal gardens.

Parking

One allocated off-road parking space.

