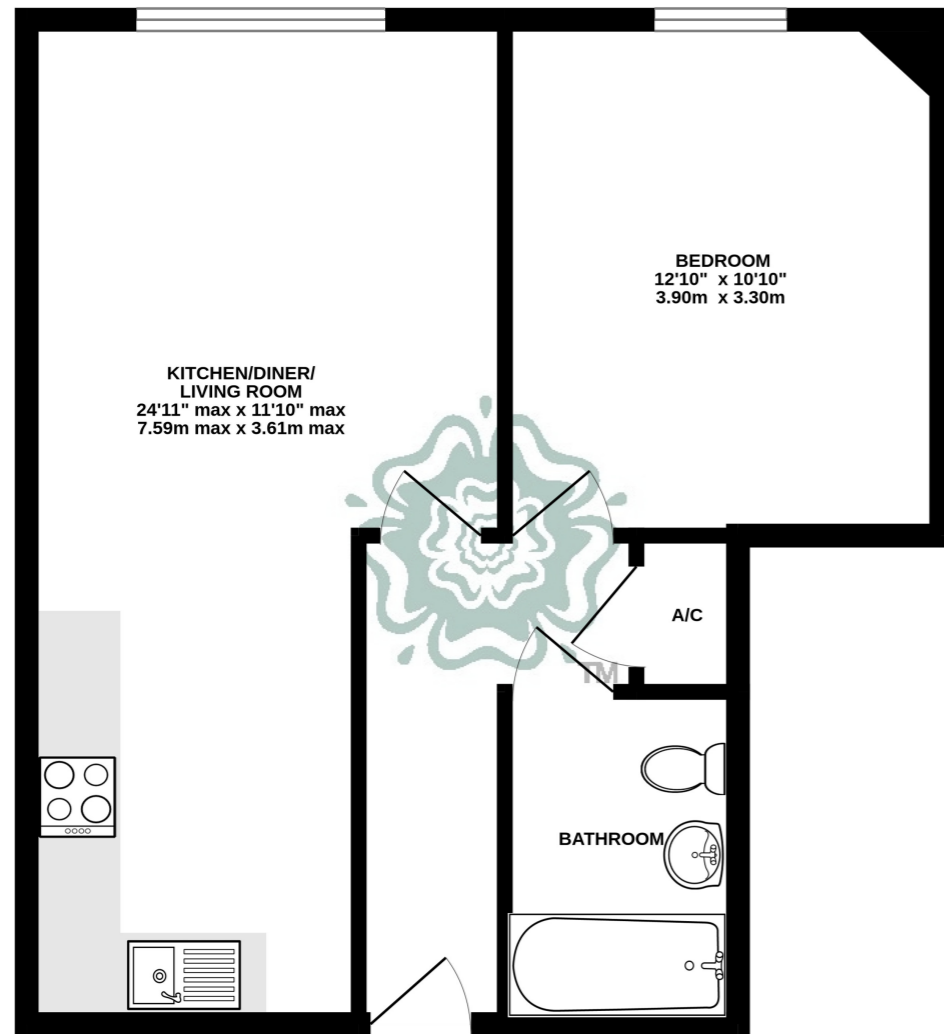


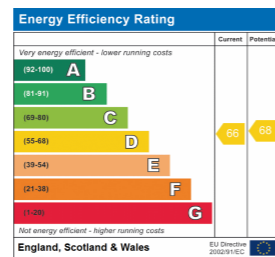
Floor Plans

FIRST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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5 Oxlet House

Bedford Street, Ampthill, Bedfordshire,
MK45 2GJ
£200,000

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: ampthill@country-properties.co.uk
www.country-properties.co.uk



As close to the town centre as it gets! This one bedroom first floor apartment in the Oxlet House complex is built on top of popular town centre shops on Bedford Street, benefitting from one gated and covered parking space.

- One bedroom and one bathroom.
- Electronically gated and covered off-road parking for one car.
- 109 years remaining on the lease.
- Open plan kitchen/dining/living room.
- Town centre location.
- Maintenance charge of £625.55 payable every 6 months to include the ground rent.

Ground Floor

Communal Entrance

Security entrance with intercom system.

First Floor

Entrance Hall

Airing cupboard housing hot water tank.

Kitchen/Dining/Living Room

Max. 24' 11" x 11' 10" (7.59m x 3.61m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated oven and electric hob with extractor over, integrated slim-line dishwasher, space for fridge freezer and washing machine, electric fireplace, double glazed sash wooden window to the rear, radiator.

Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m) Double glazed sash wooden window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

Outside

Parking

Gated and covered parking space for one car.

NB

There is 109 years remaining on the lease with a maintenance/ground rent charge of £625.55 every 6 months.

Amphill

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. Amphill 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. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, 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. Amphill 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. Amphill 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

