

# THE OLD MALTINGS

Bedford Road, Milton Ernest, Bedford, Bedfordshire, MK44 1RJ



*Computer generated image*

A select development of 6 spacious two bedroom apartments  
in a sought after village location.



# THE OLD MALTINGS



**The Old Maltings** is a high quality development located in the highly sought after village of Milton Ernest and within a few minutes walk of the *Queens Head* inn and restaurant, church, village hall, lower school and the local garden centre in which there is a post office, coffee shop and store. Milton Ernest lies within the catchment area of the exceptional Sharnbrook Academy.

Comprising six spacious two bedroom, two bathroom apartments over three levels, the two top floor apartments also benefit from additional storage space within the attics.

Each apartment has two allocated parking spaces and the site benefits from three visitor parking spaces.

## FINISHES AND GENERAL SPECIFICATION

- High quality white gloss fitted kitchens
- Integrated appliances (Beko make) including integrated dishwasher, fridge/freezer, ceramic hob, fan oven & extractor hood and space for a washing machine
- Fitted laminate flooring to kitchen and living room area
- Carpeting to bedrooms
- Vinyl flooring to bathroom and ensuite
- Ceramic wall tiling to bathroom and en-suite
- Electric central heating via radiators
- Heated towel rails in bathroom
- EV charging points
- 10 year builder's warranty

### Apartments 1 and 3

Living/Kitchen	6.1m x 4.6m	20'0 x 15'1
Bedroom 1	4.8m (max) x 3.9m	15'9 x 12'9
<i>plus Ensuite</i>		
Bedroom 2	4.8m (max) x 2.8m	15'9 x 9'2
Bathroom	3.8m (max) x 2.1m	12'6 x 6'10
Entrance Hall		

### Apartments 2 and 4

Living/Kitchen	5.1m x 4.7m	16'9 x 15'5
Bedroom 1	4.8m (max) x 3.5m	15'9 x 11'6
<i>plus Ensuite</i>		
Bedroom 2	4.8m (max) x 2.9m	15'9 x 9'6
Bathroom	2.9m x 2.8m	9'6 x 9'2
Entrance Hall		

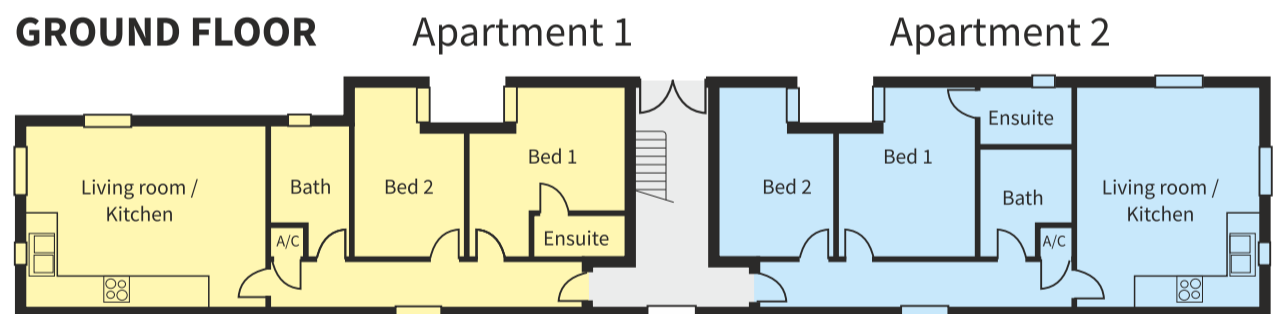
### Apartment 5

Living/Kitchen	6.1m x 4.6m	20'0 x 15'1
Bedroom 1	4.8m (max) x 3.9m	15'9 x 12'9
<i>plus Ensuite</i>		
Bedroom 2	4.8m (max) x 2.8m	15'9 x 9'2
Bathroom	3.8m (max) x 2.1m	12'6 x 6'10
Entrance Hall		
Attic Storage	10.0m x 2.4m (max)	32'10 x 7'10

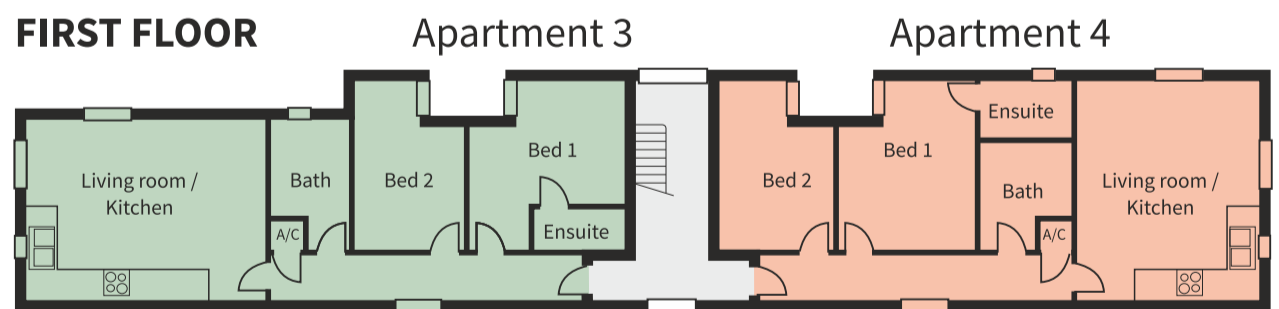
### Apartment 6

Living/Kitchen	5.1m x 4.7m	16'9 x 15'5
Bedroom 1	4.8m (max) x 3.5m	15'9 x 11'6
<i>plus Ensuite</i>		
Bedroom 2	4.8m (max) x 2.9m	15'9 x 9'6
Bathroom	2.9m x 2.8m	9'6 x 9'2
Entrance Hall		
Attic Storage	10.0m x 2.4m (max)	32'10 x 7'10

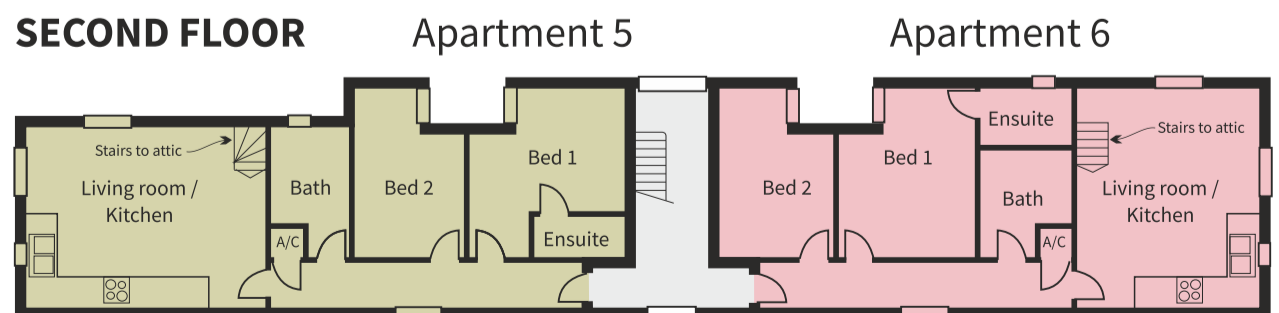
## GROUND FLOOR



## FIRST FLOOR



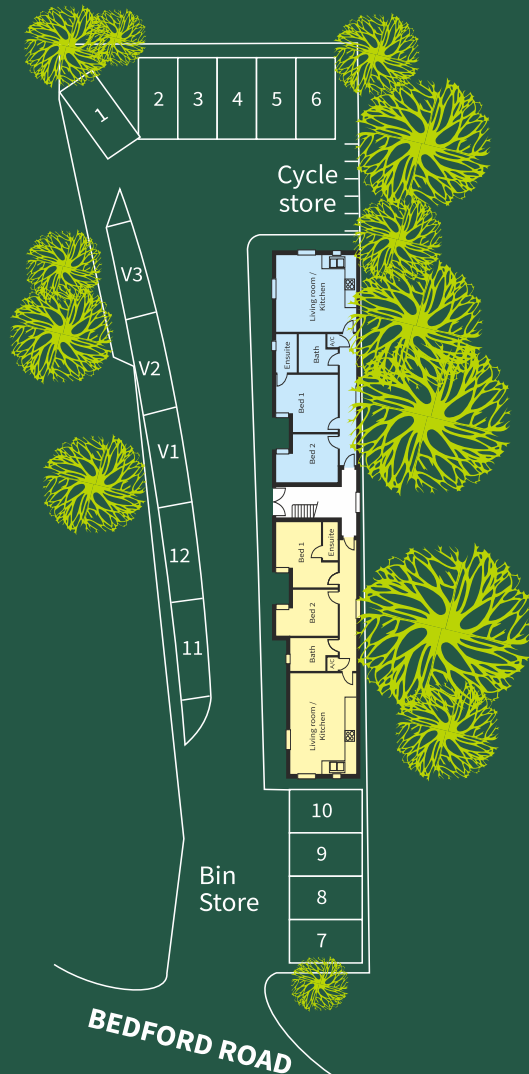
## SECOND FLOOR



## ATTIC FLOOR



## SITE PLAN



Each apartment has two allocated parking spaces and the site benefits from three visitor parking spaces. Cycle storage is also provided.

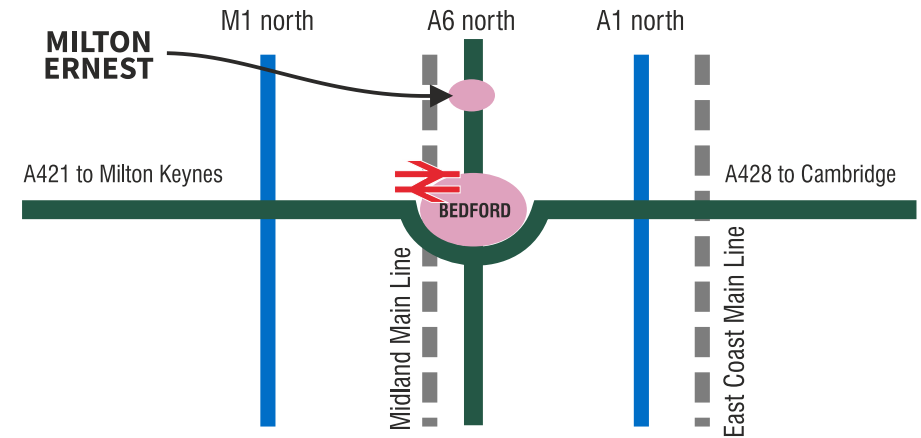
## LOCATION

The Old Maltings is located in the highly sought after village of Milton Ernest which lies on the A6 just five miles north of the county town of Bedford.

Bedford is a lively cosmopolitan centre with all the shopping, restaurant and leisure facilities expected of a thriving market town.

Bedford Midland railway station, just nine minutes drive from Milton Ernest, provides frequent trains to London St Pancras International (approximately 42 minutes by East Midlands Railway), the South coast and the North of England.

Both the M1 and A1 are within fifteen minutes drive via the Bedford bypass (A421).



Plans are not drawn to scale and dimensions are maximum and indicative only. Computer generated images of *The Old Maltings* feature throughout this brochure.

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For further information please contact sole selling agents



Telephone: 01234 271566  
14-16 Bromham Road, Bedford MK40 2QA  
[www.elevationestateagents.com](http://www.elevationestateagents.com)