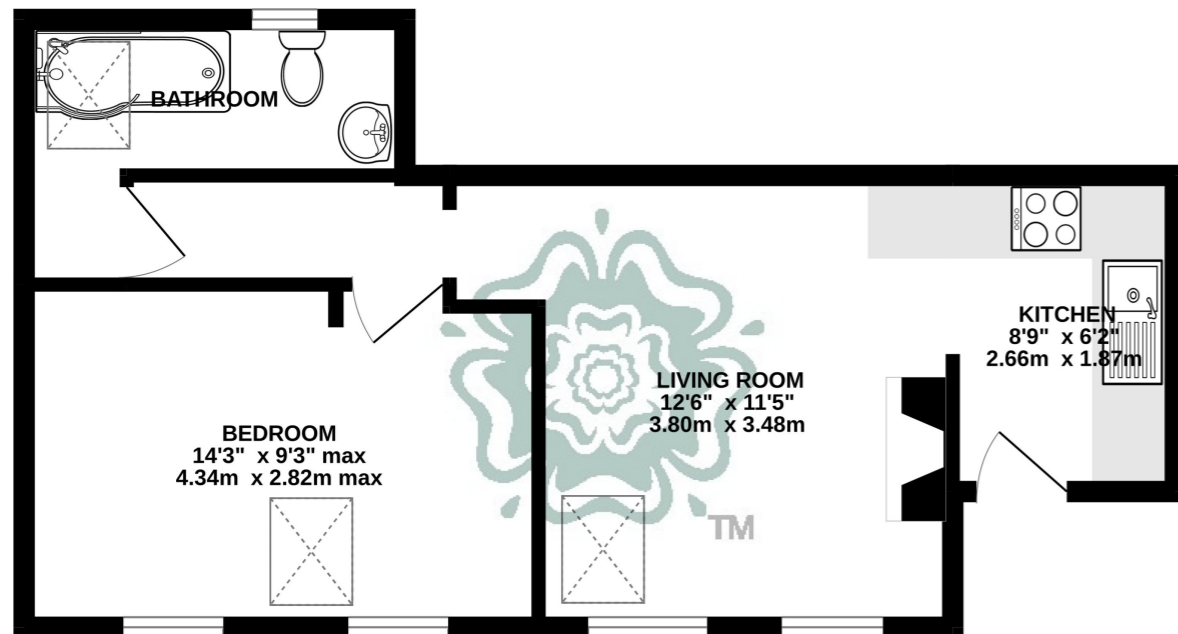


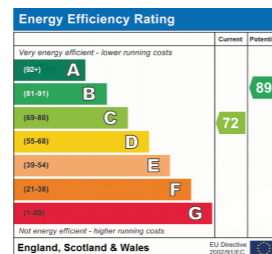
# Floor Plans

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 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 not 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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## 7a, Baker Street

Amphill, Bedfordshire,  
MK45 2QE  
£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: amphill@country-properties.co.uk  
www.country-properties.co.uk





The perfect 'bolthole' property with the benefit of off-road parking. This beautifully presented one bedroom terraced bungalow is a stone's throw from the town centre and a great alternative to a one bedroom apartment, without the leasehold costs!

- One double bedroom.
- Off-road parking.
- Excellent freehold alternative to a one bedroom apartment.
- Beautifully presented throughout.
- Short distance to town centre.
- Potential rental income circa £900pcm.

## Accommodation

### Lounge/Diner

12' 6" x 11' 5" (3.81m x 3.48m) Feature fireplace with electric burner, Skylight window, two double glazed windows to the front with shutters, radiator.

### Kitchen

8' 9" x 6' 2" (2.67m x 1.88m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven with electric hob and extractor over, space for appliances, gas combi-boiler.

### Bedroom

14' 3" x 9' 3" (4.34m x 2.82m) Skylight window, two double glazed windows to the front with shutters, two radiators.

### Bathroom

A suite comprising of an L-shaped bath with electric shower over, low level WC, wash hand basin, heated towel rail, Skylight window, double glazed window to the rear.

## Outside

### Parking

Off-road parking space for one car.

## Directions

From the centre of Ampt Hill, take Dunstable Street towards Flitwick, take the first left into Baker Street, number 7a is approx 20 yards down on the right hand side corner.

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

