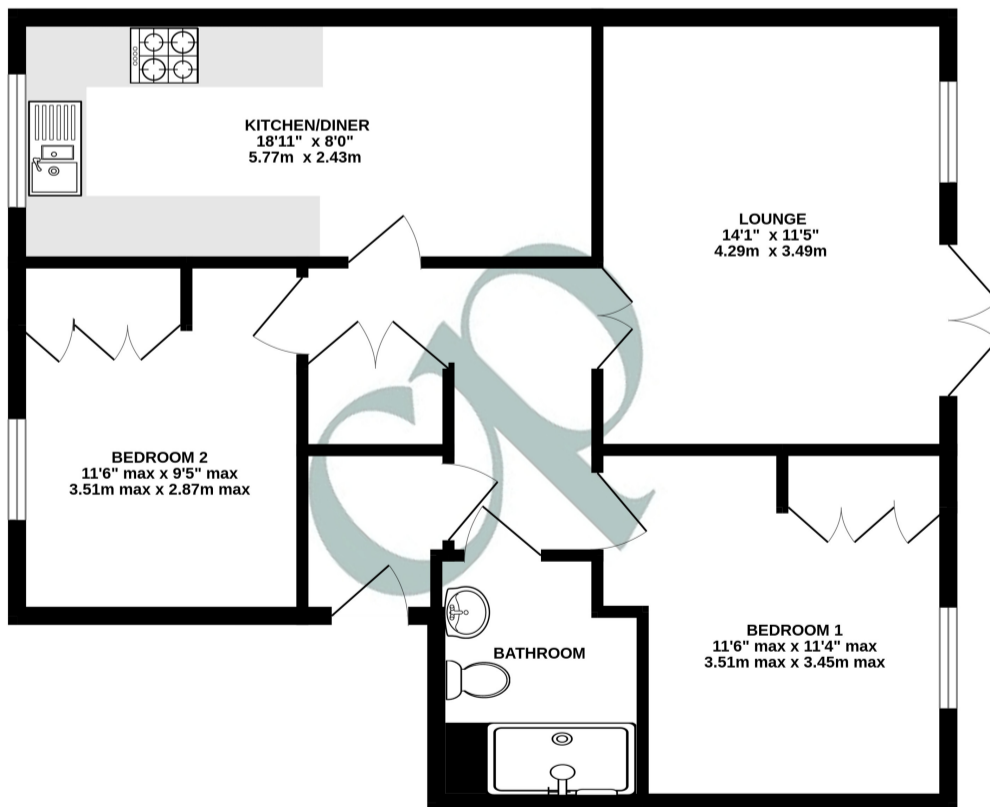


Flat II, Fountaine Court, Moor Pond Piece



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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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: amptill@country-properties.co.uk
www.country-properties.co.uk

Located on the highly sought after Moor Pond Piece apartment complex nestled between Ampthill Great Park and Cooper's Hill Nature Reserve (The Firs), this wonderfully presented ground floor 2 bed apartment is only a stone's throw from Ampthill town centre and benefits from an allocated parking space and a garage.

- Ground floor apartment
- Set within managed grounds all round
- Garage and parking space
- Two bedrooms, lounge with French doors overlooking Ampthill Park
- Offered with no onward chain
- Central heating and recently replaced UPVC double glazed windows
- Probate already granted

Ground Floor

Entrance Porch

Security intercom system, door into hall, radiator.

Entrance Hall

Storage cupboard, radiator.

Lounge

14' 1" x 11' 5" (4.29m x 3.48m) Double doors opening to communal garden, double glazed sash window to the rear, radiator.

Kitchen/Diner

18' 11" x 8' 0" (5.77m x 2.44m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated recently replaced oven and gas hob with extractor over, integrated fridge freezer, washing machine and tumble dryer to remain, gas combination boiler, double glazed sash window to the front, radiator.

Bedroom One

Max. 11' 6" x 11' 4" (3.51m x 3.45m) Fitted wardrobes, double glazed sash window to the rear, radiator.

Bedroom Two

Max. 11' 6" x 9' 5" (3.51m x 2.87m) Fitted wardrobes, double glazed sash window to the front, radiator.

Bathroom

A recently refitted suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.



Outside

Garden

Managed lawns and gardens, some established trees, overlooking Ampthill Park and woods to one side.

Garage

Single garage with power and light in a separate block with up and over door and parking space in front of the garage.

Agents Note

There is a service charge payable of £182 per month and there is 995 years remaining on the lease (end date 13th November 3018).

Directions

From the centre of Ampthill take Woburn Street and Moor Pond Piece is about a quarter of a mile on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

