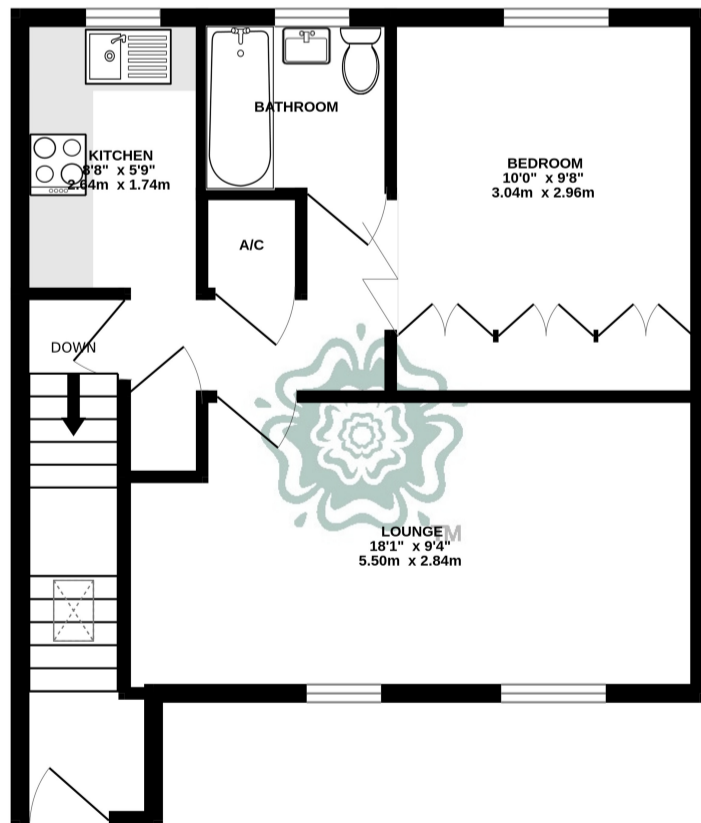




GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA - 469 sq.ft. (43.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 62023

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

A one bedroom, first floor apartment on the sought after over 55's Anchor development, close to all local amenities with no onward chain.

- Probate yet to be granted.
- Short distance to town centre.
- First floor apartment but can be fitted with stairlift.
- 62 years remaining on the lease.
- Managed gardens, communal seating areas and parking.
- Pull cord community alarm system.
- Management charges apply.

Accommodation

Entrance Hall

Airing cupboard, access to loft, storage cupboard, electric radiator.

Lounge

18' 1" x 9' 4" (5.51m x 2.84m) Two double glazed windows to the front, electric radiator.

Kitchen

8' 8" x 5' 9" (2.64m x 1.75m) A range of base and wall mounted units with work surfaces over, space for appliances, double glazed window to the rear.

Bedroom

10' 0" x 9' 8" (3.05m x 2.95m) Fitted wardrobes, double glazed window to the rear, electric radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, electric heated towel rail, double glazed window to the rear.



Outside

Storage Cupboard

Gardens

The gardens are maintained with flower and shrub borders with various seating areas.

There is communal and visitor parking.

Directions

From the centre of Ampthill take Dunstable street. Take the first left into Baker Street. Follow the road round to the left, this is the entrance to Preston Close.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

