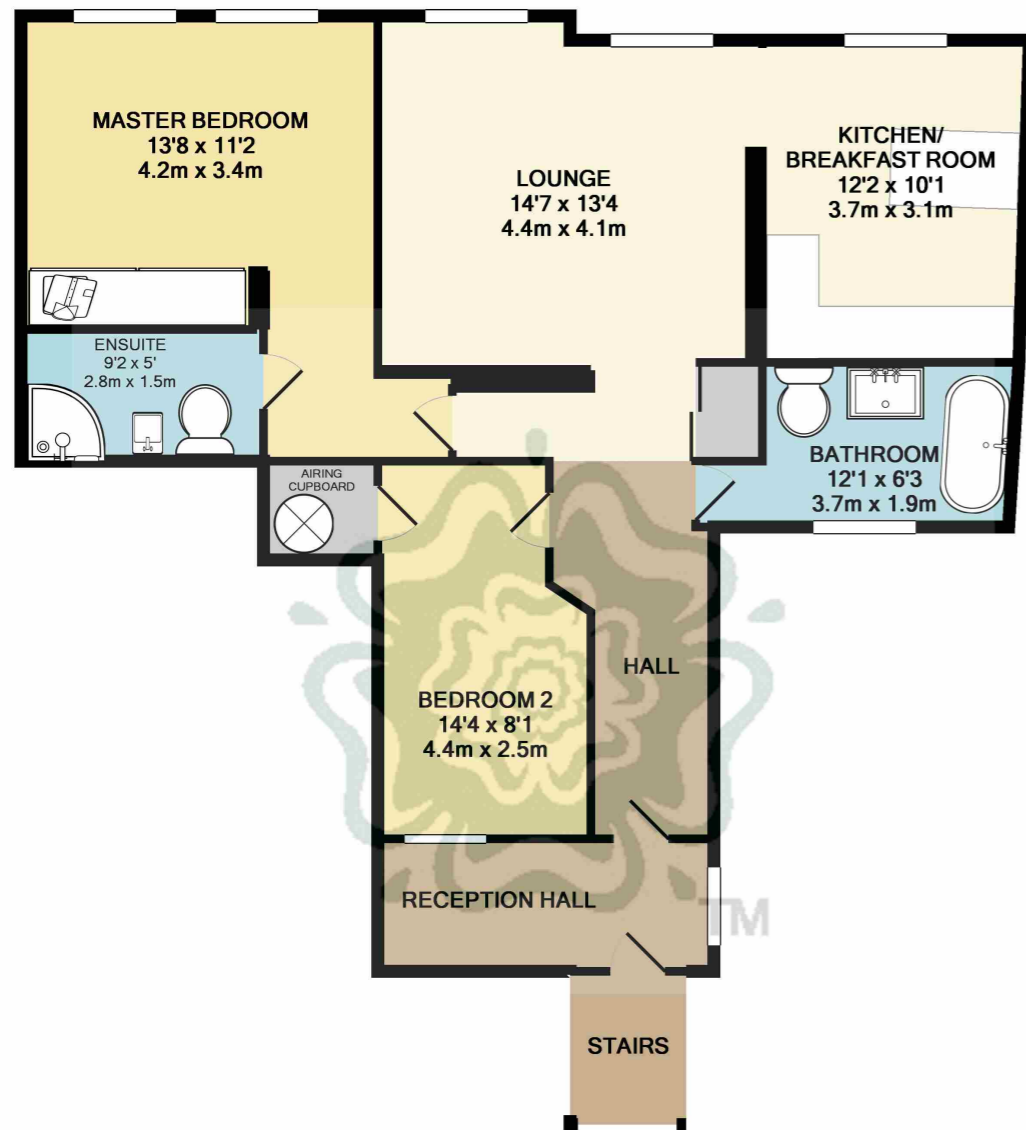


Floor Plans



TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Flat 1, 121-123 Dunstable Street

Amphill, Bedfordshire,
 MK45 2NG
 £300,000

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



A contemporary first floor apartment set in the heart of Ampthill and amongst all town centre amenities.

- Rental Income from £800.00pcm
- 13ft Master bedroom with contemporary ensuite shower room and stylish bath suite
- Viewing a must to be fully appreciated
- Re-fitted fully integrated kitchen
- A unique apartment in a classic Georgian period building.
- Off-road parking.

GROUND FLOOR

Reception Hall

Ceramic tiled flooring. Double glazed window to front. Door into Entrance Hall.

FIRST FLOOR

Entrance Hall

Engineered wood flooring. Cupboard housing wall mounted boiler and storage. Radiator. Double glazed sash window to side. Open plan archway into Lounge.

Lounge

14' 7" x 13' 4" (4.45m x 4.06m) Engineered wood flooring. Two radiators. Two multi-pane sash windows to front.

Kitchen

11' 2" x 11' 11" (3.40m x 3.63m) A range of wall and base units with roll edge work surfaces over. Tiled splashbacks. Inset stainless circular sink unit with mixer taps over. Integrated electric oven and hob with stainless steel extractor hood over. Breakfast bar with double cupboard under. Built-in fridge, freezer, dishwasher, washing machine and microwave oven. Radiator. Sash window to front.

Bedroom One

13' 8" x 11' 3" (4.17m x 3.43m)
2 x Multi-pane sash windows with secondary glazing to front.

Ensuite

Suite comprising of separate shower cubicle, wash hand basin and low level wc. Tiled splashbacks. Ceramic tiled flooring. Extractor fan.

Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m)
Large airing cupboard housing hot water tank and shelving. Multi-pane window to rear.

Bathroom

A white suite comprising of a roll top freestanding bath with telephone shower mixer attachment, wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Extractor fan. Two wall lights. Heated towel rail. Multi-pane sash window to rear.

OUTSIDE

Front Garden

Front courtyard sun terrace enclosed by wrought iron railing (shared between 2 apartments)

Parking

Off road parking for 1 car.

Directions

Driveway and pedestrian access next to Costa in Ampthill centre.

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. Ampthill 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. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance stations. Ampthill 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. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

