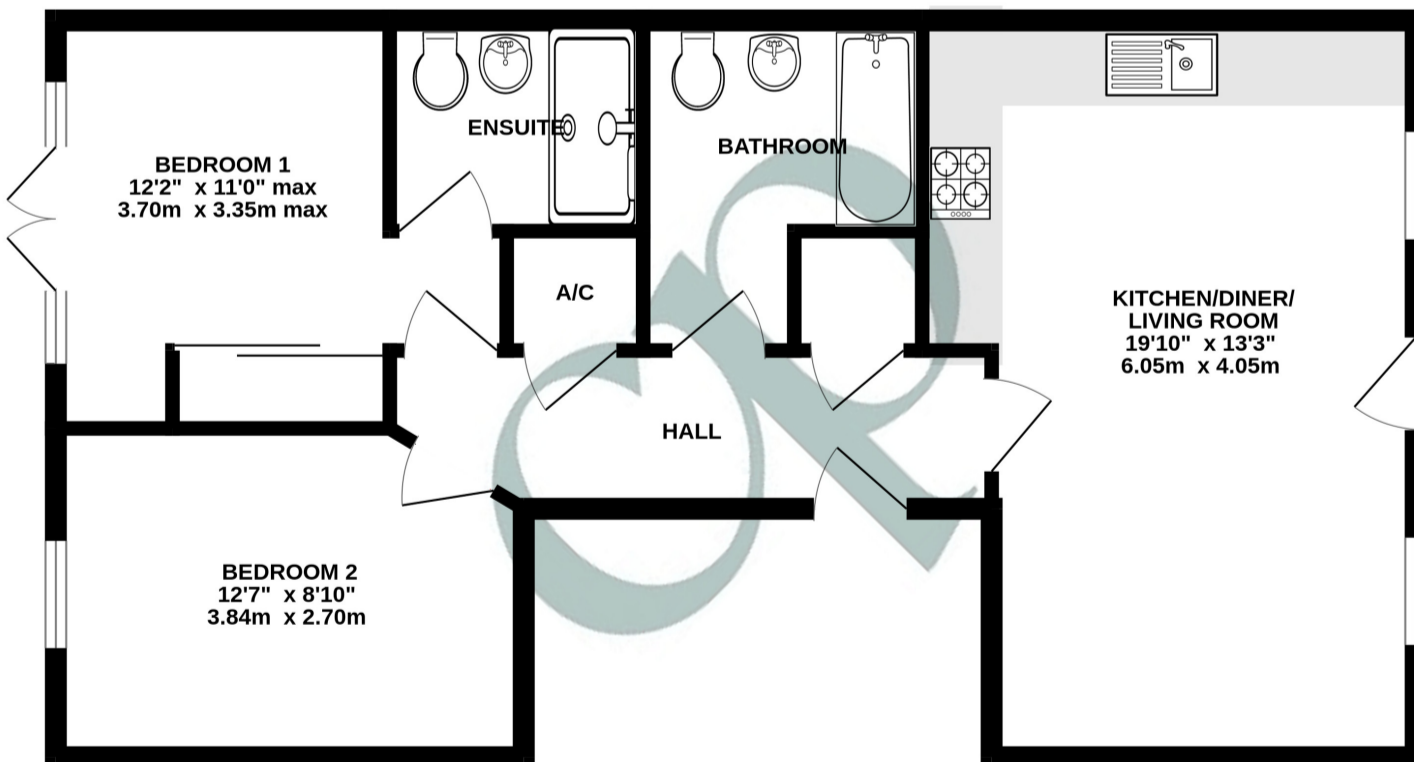




GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 642 sq.ft. (59.7 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

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 genuinely rare find, this two bedroom ground floor apartment has a private garden. In immaculate condition and so close to the town centre, this is a great first time buy or "bolt hole".

- Two double bedrooms and two bathrooms.
- West-facing private garden.
- A stone's throw from the town centre and scenic country walks.
- Leasehold property with 242 years remaining.
- Maintenance charge of circa £1,800 p/a.

#### Ground Floor

##### Hallway

Storage cupboard and utility cupboard housing hot water tank and space for washing machine.

##### Kitchen/Dining/Living Room

19' 10" x 13' 3" (6.05m x 4.04m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer and dishwasher, door to side access, conventional gas boiler, two double glazed windows to the side, radiator.

##### Bedroom One

Max. 12' 2" x 11' 0" (3.71m x 3.35m) French doors to the garden, double glazed window to the side, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.



##### Bedroom Two

12' 7" x 8' 10" (3.84m x 2.69m) Double glazed window to the side, radiator.

##### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, mirrored vanity unit, heated towel rail.

##### Outside

##### Garden

A west-facing private garden, lawned with a patio seating area.

##### Parking

Allocated parking spaces for two vehicles.

##### Directions

From the centre of Ampthill, take Church Street towards Maulden. Duck Riddy is the third turning on the left hand side after St Andrews Church.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

##### 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.

