



ENTRANCE FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

APARTMENT LEVEL
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (95.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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 stunning two bedroom first floor apartment situated in a highly prestigious central location.

- Superb open plan kitchen/living room
- Two bedrooms, ensuite to master, main bathroom
- Off road parking space
- Walking distance to Ampthill town centre
- As a rental investment this property is likely to achieve circa £1100PCM.

Accommodation

Communal Entrance

Entrance Hall

Built in cupboard housing hot water cylinder, additional built in storage cupboard, wall mounted intercom entry system, ceiling downlighters, Amtico style wood effect flooring, radiator.

Open Plan Lounge/Kitchen/Dining Area

20' x 13' 5" (6.10m x 4.09m) Two double glazed windows to front, double glazed door with Juliet style balcony to front, ceiling downlighters, radiator. Stylish range of base and wall mounted units with work surfaces over, incorporated one and half sink drainer unit with mixer tap over, integrated fridge/freezer, dishwasher, fitted oven, hob and extractor fan, concealed wall mounted gas boiler, Amtico style wood effect flooring.

Bedroom One

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window to rear, radiator.

Ensuite

Stylish white suite comprising of wash hand basin, low level WC, separate double shower cubicle, ceiling downlighters, extractor fan, heated towel radiator.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m) Double glazed window to rear, radiator.

Bathroom

A white suite comprising of panelled bath, wash hand basin, low level WC, part tiled walls, heated towel radiator.

Outside

Parking

Off road parking space.

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.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as opens greens etc, therefore this will usually incur management fees.

