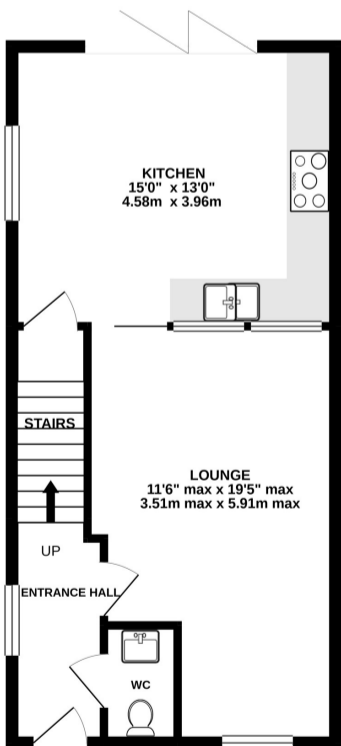
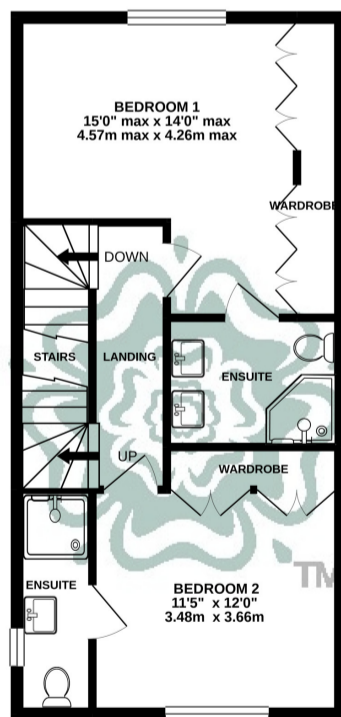




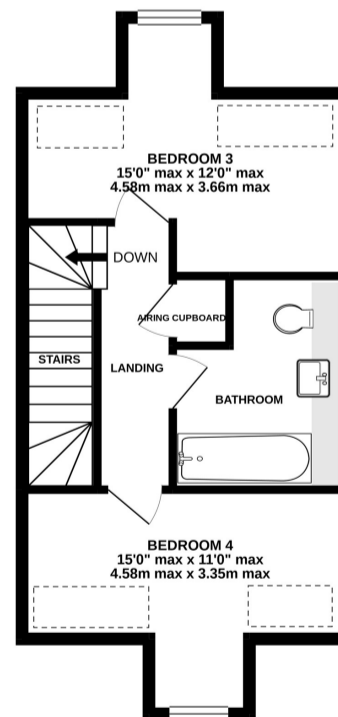
GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(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

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 high specification four bedroom townhouse in an excellent location close to Ampthill's town centre. This is the only property on the development that has the added benefit of additional space to the side of the property providing additional off-road parking as well as extension potential STPP.

- Four bedrooms and three bathrooms over three floors.
- Opening plan living with bi-fold doors to the garden.
- 8 years remaining on the builders guarantee.
- High specification throughout.
- A stone's throw from the town centre.
- Off-road parking for three cars.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, double glazed window to the side, underfloor heating, stairs rising to first floor.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks.

### Lounge

Max. 19' 5" x 11' 6" (5.92m x 3.51m) Double glazed window to the front, study area with back-lit fitted cupboards, underfloor heating, Crittall-style sliding partition doors into:

### Kitchen/Diner

15' 0" x 13' 0" (4.57m x 3.96m) A range of units with stone work surfaces over, counter sunk stainless steel sink and drainer with mixer tap, split level oven and electric hob with extractor fan over, integrated dishwasher and fridge freezer, bi-folding doors opening to the rear garden, double glazed window to the side, under stairs utility cupboard, underfloor heating.

### First Floor

#### Landing

Stairs rising to second floor, radiator.

#### Bedroom One

Max. 15' 0" x 14' 0" (4.57m x 4.27m) Back-lit fitted wardrobes, double glazed window to the rear, radiator.

#### Ensuite One

A suite comprising of a shower cubicle, 'his and hers' wash hand basins, low level WC, back-lit vanity mirror, heated towel rail.

#### Bedroom Two

12' 0" x 11' 5" (3.66m x 3.48m) Back-lit fitted wardrobes, double glazed window to the front, radiator.

#### Ensuite Two

A suite comprising of a shower cubicle, wash hand basin, low level WC, back-lit vanity mirror, heated towel rail, double glazed window to the side.



## Second Floor

### Landing

Access to loft, airing cupboard housing hot water tank, radiator.

### Bedroom Three

Max. 15' 0" x 12' 0" (4.57m x 3.66m) Vaulted ceiling, double glazed window to the rear, radiator.

### Bedroom Four

Max. 15' 0" x 11' 0" (4.57m x 3.35m) Vaulted ceiling, double glazed window to the front, radiator.

### Bathroom

A suite comprising of a panelled bath, wash hand basin, low level WC, back-lit vanity mirror, heated towel rail.

## Outside

### Rear Garden

Beautiful wooden walled garden mainly laid to lawn with patio seating area, wrapping around to the side of the property.

### Parking

Off-road parking spaces for three cars.

## Directions

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

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 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. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, 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.

## 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.

