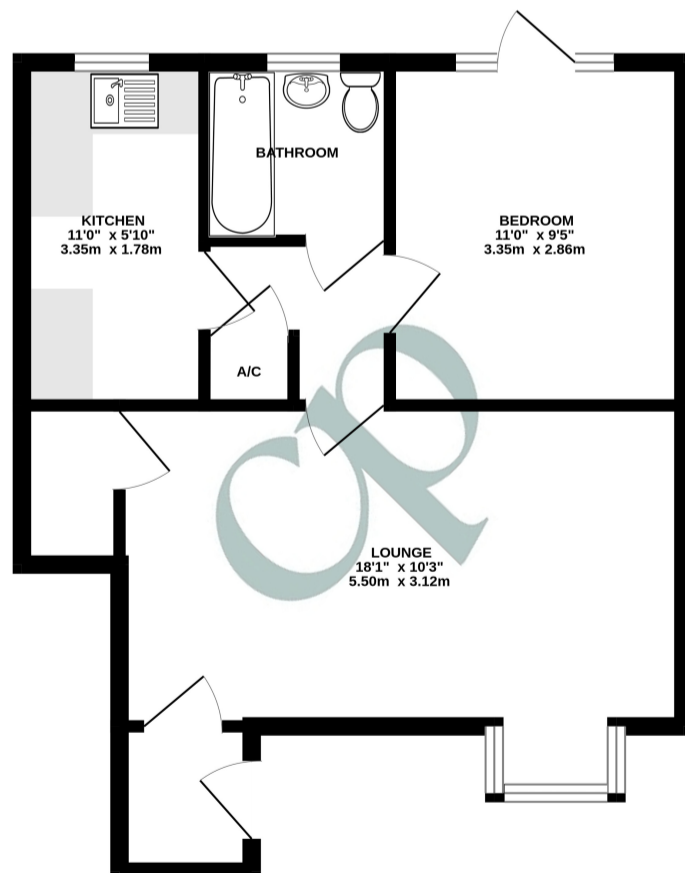




GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(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: amphill@country-properties.co.uk
www.country-properties.co.uk

A one bedroom ground floor apartment on the highly sought after Preston Close over 55's development in the town centre.

- No onward chain.
- Over 55's development only.
- Town centre location.
- Ground floor maisonette.
- Leasehold property with 61 years remaining.
- Service charge of circa £190pcm.

Ground Floor

Entrance Hall

Wooden entrance door, electric radiator.

Lounge

18' 1" x 10' 3" (5.51m x 3.12m)
Electric feature fireplace, storage cupboard, one bay fronted and one double glazed window to the front, electric radiator.

Inner Lobby

Airing cupboard housing hot water tank, intercom/emergency cord.

Kitchen

11' 0" x 5' 10" (3.35m x 1.78m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, fitted dishwasher, electric wall mounted heater, double glazed window to the rear.



Bedroom

11' 0" x 9' 5" (3.35m x 2.87m) Door to patio area, double glazed window to the rear.

Bathroom

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

Outside

Communal Gardens

Communal garden laid mainly to lawn.

Parking

Residents parking area.

Directions

From the centre of Ampthill proceed along Dunstable Street towards Flitwick. Take the first left into Baker Street and Honour Court is on the left hand side.

THESE ARE PRELIMINARY DETAILS
TO BE APPROVED BY VENDORS

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.

