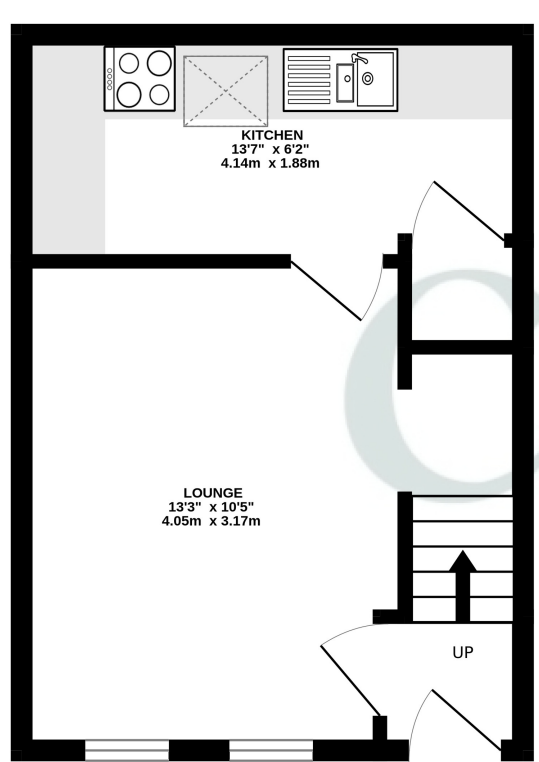
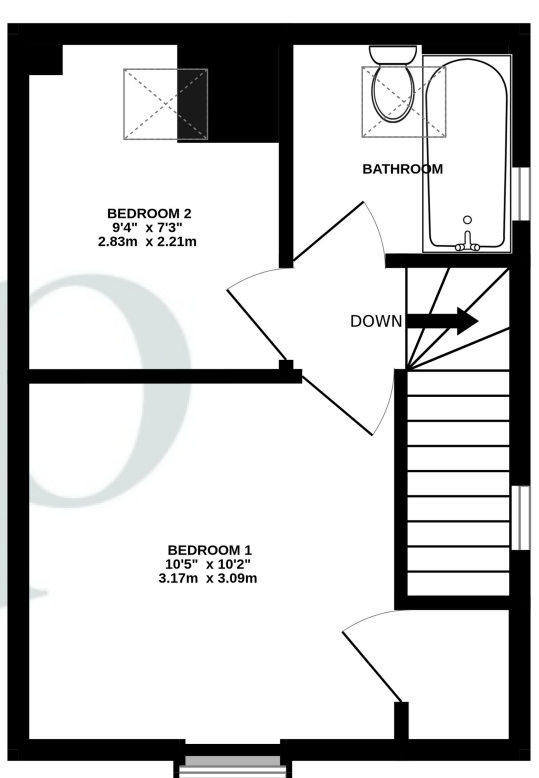




GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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+)	69	76		
A				
(81-91)				
B				
(69-80)				
C	69	76		
(55-68)				
D				
(39-54)	69	76		
E				
(21-38)				
F	69	76		
(1-20)				
G	69	76		
(1-20)				
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: ampthill@country-properties.co.uk
www.country-properties.co.uk

This low maintenance 2 bedroom property tucked away in the heart of Ampthill town centre is a great first home or investor opportunity.

- Set in the heart of Ampthill, off the main roads
- Off-road parking for one car
- First floor bathroom
- Gas central heating
- Front courtyard garden
- Maintenance charge of circa £40 per month via residents association

Ground Floor

Entrance Hall

UPVC Front door, radiator.

Lounge

Two double glazed windows to front, cast iron style radiator.

Kitchen

Skylight to rear, tiling to splashback areas, a range of base and wall mounted units with work surfaces over, 1 and 1/2 bowl ceramic sink and drainer with mixer tap over, space for fridge and oven, integrated washing machine, understairs cupboard, cast iron style radiator.

First Floor

Landing

Doors to:

Bedroom One

Double glazed window to front, cupboard over the stairs, radiator.

Bedroom Two

Skylight to rear, radiator.

Bathroom

Skylight to rear, double glazed window to side, towel rail, part tiling to splashback areas, white suite comprising of panelled bath, wash hand basin, low level w/c, shower over bath.

Outside

Parking

Off-road parking for one car.

NB

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.

