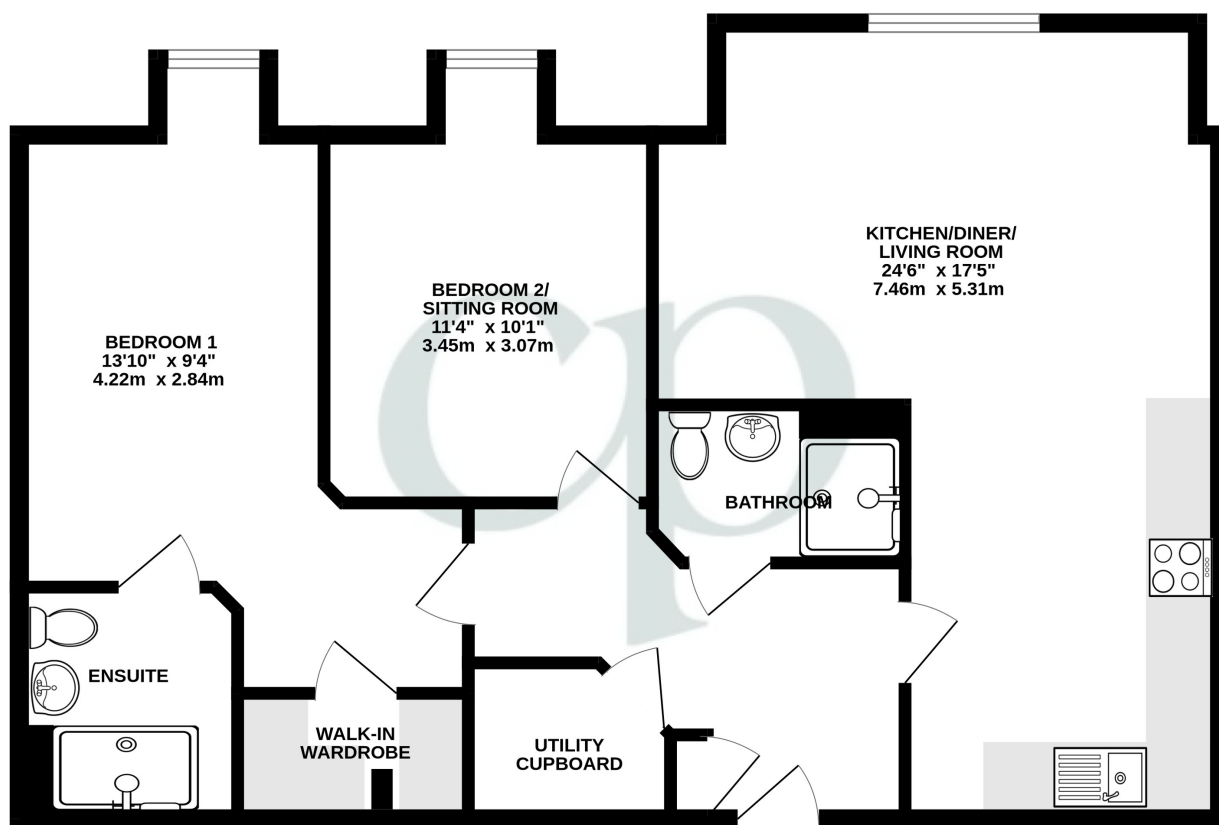




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Clemens Place
Flat 26, 40, Woburn Street, Ampthill, Bedfordshire,
MK45 2HX
£450,000

SECOND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(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

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Discover sophisticated retirement living in this immaculate second-floor apartment at Clemens Place. Spanning over 830 sq. ft., this home features a bright open-plan living area, a sleek modern kitchen with integrated appliances, and a luxurious principal suite boasting a walk-in wardrobe and ensuite. Set within beautifully landscaped grounds on the edge of Ampthill Great Park, it offers the perfect blend of town-centre convenience and peaceful surroundings for the over-60s.

- No Onward Chain – Empty, Chain-Free and Ready For Completion.
- Spacious 2nd Floor Apartment: Approximately 836 sq. ft. of modern living space.
- Principal Suite: Includes a private ensuite and a dedicated walk-in wardrobe.
- Contemporary Kitchen: Rare open-plan design featuring integrated Bosch appliances.
- Flexible Living: Second bedroom currently styled as a comfortable additional sitting room.
- Outdoor Space: Access to beautifully maintained communal gardens and patio areas.
- Prime Location: Positioned on Woburn Street, seconds from Ampthill Great Park and local amenities.

Entrance Hall

Front entrance door, storage cupboard, loft access, radiator.

Kitchen/Dining/Living Room

Double glazed window to rear, a range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap over, integrated fridge freezer, split level ovens, induction hob, extractor, electric radiator.

Utility Cupboard

Hot water tank, washing machine, vent system.

Bedroom One

Double glazed window to rear, walk in wardrobe, electric radiator.

Ensuite

Part tiling to splashback areas, towel rail, backlit mirror, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.



Bedroom Two/Sitting room

Double glazed window to rear, electric radiator.

Bathroom

Part tiling to splashback areas, suite comprising of wash hand basin, low level w/c with separate shower cubicle, backlit mirror.

Rear Garden

Shared communal gardens.

Parking

1 allocated parking space in front of building.

NB

These are preliminary details to be approved by vendor.

