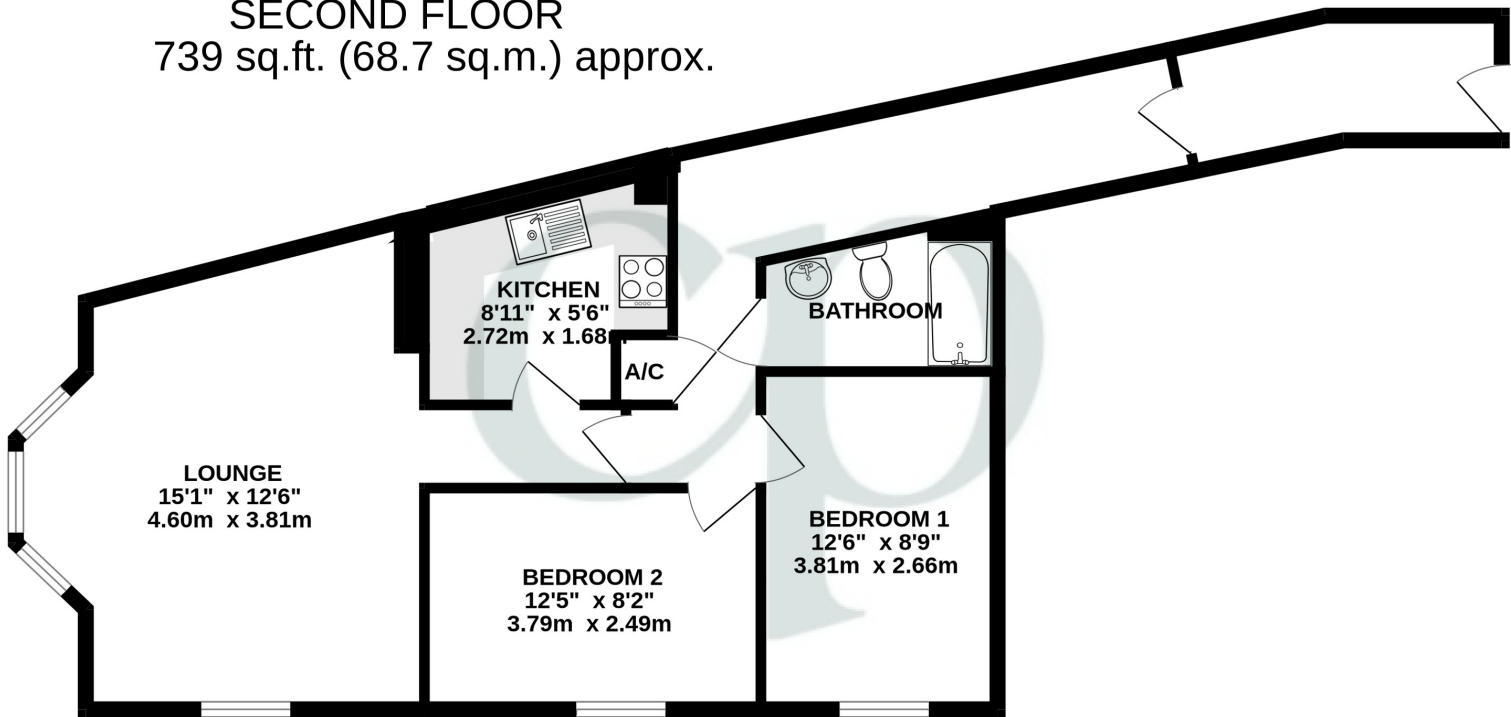




SECOND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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	
(69-80)	C	
(55-68)	D	59
(39-54)	E	59
(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

Positioned in the heart of Ampthill on Bedford Street, this exceptional second-floor apartment offers approximately 739 sq. ft. of bright, well-planned living space. A standout feature is the unusually generous private entrance hall, leading through to a characterful bay-fronted lounge, separate fitted kitchen, two well-proportioned bedrooms, and a modern bathroom suite. Ideally located just steps from local amenities, boutique shops, and Ampthill Great Park.

- Top/second-floor modern apartment measuring approximately 739 sq. ft. (68.7 sq. m.)
- Exceptionally large private entrance hall unique to the development
- Bright, characterful lounge featuring a distinct bay-window recess
- Two double bedrooms
- Long remaining lease of approximately 106 years
- Prime town-centre location within easy walking distance to shops, cafes, and Ampthill Great Park
- Allocated covered parking space set securely behind electronically gated access under the development
- Service Charge – £2,163 approx per annum and Ground rent – £125 approx per annum.

Communal Entrance

Entrance Hall

Front entrance door, intercom, boiler cupboard housing electric boiler and hot water tank.

Lounge

Double glazed sash window to front and bay window to side.

Kitchen

Part tiling to splashback areas, a range of base and wall mounted units with worksurfaces over, stainless steel sink and drainer with mixer tap over, integrated fridge freezer, oven, hob and extractor, space for washing machine.

Bedroom One

Double glazed sash window to front, radiator.



Bedroom Two

Double glazed sash window to front, radiator.

Bathroom

Part tiling to splashback areas, white suite comprising of panelled bath with shower over, wash hand basin and low level w/c, towel rail.

Outside

Parking

Gated off road parking for one car.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

