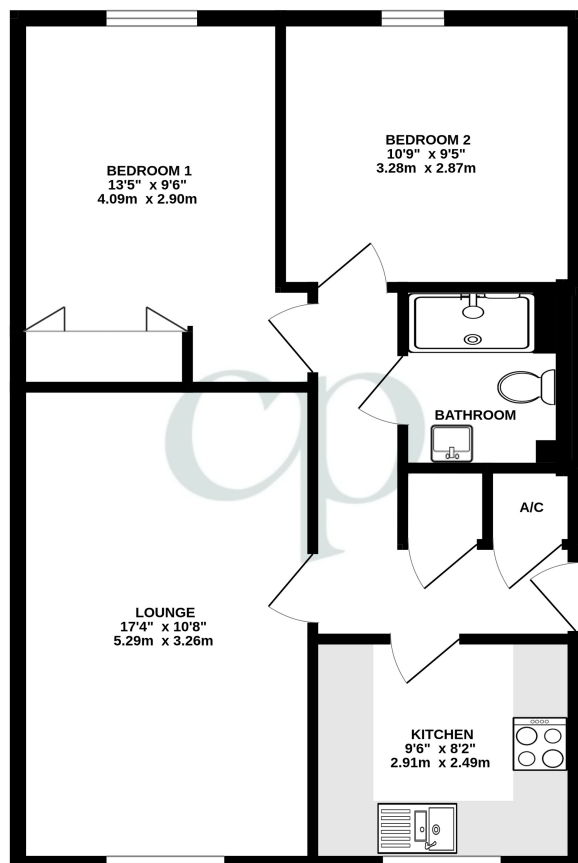




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 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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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 valuation, contact the numbers listed on the brochure

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

Set within a quiet village cul-de-sac, this well-presented ground-floor apartment offers effortless, accessible living in popular Maulden. The accommodation comprises a bright lounge, a separate fitted kitchen, two bedrooms, and a modern walk-in shower room. Outside features direct access to maintained communal lawned gardens, an allocated parking space, and visitor parking. Perfectly positioned for local village amenities, nearby Ampthill, and fast commuter links from Flitwick.

- Modern Ground-Floor Layout: Convenient, accessible living.
- Convenient Location: Situated in a peaceful Maulden residential close.
- Allocated Parking: One dedicated parking space plus visitor parking.
- Communal Grounds: Access to attractive, lawned communal gardens with established borders.
- Service charge - Approx £660 per annum
- Ground Rent - Approx £100 per annum
- 103 years remaining on the lease.

GROUND FLOOR

Communal Entrance Hall

Communal area with access to the individual flats and storage cupboard housing the meters.

Entrance Hall

Security intercom system, central heating thermostat, storage cupboard, airing cupboard, radiator, doors leading to:

Lounge

Double glazed window to front, two radiators.

Kitchen

Double glazed window to front, tiling to splashback areas, a range of base and wall mounted units with worksurfaces over, 1 and half stainless steel sink and drainer with mixer tap over, integrated oven, induction hob and extractor, space for washing machine and fridge freezer, radiator.

Bedroom One

Double glazed window to rear, built-in wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.



Bathroom

Fully tiled, wash hand basin and low level w/c with walk in shower, towel rail.

OUTSIDE

Communal Gardens

Attractive communal gardens laid mainly to lawn with mature established borders.

Parking

One allocated parking space and visitors parking.

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.

