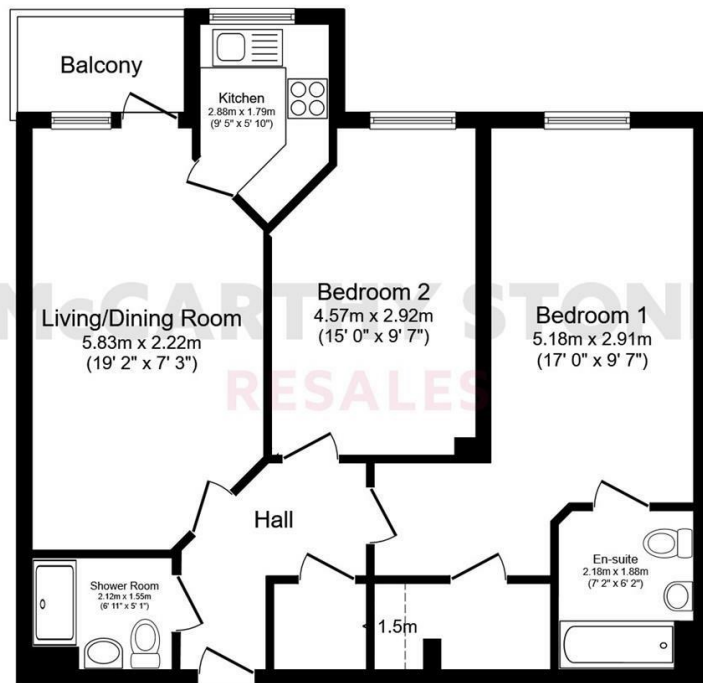


# McCARTHY STONE RESALES

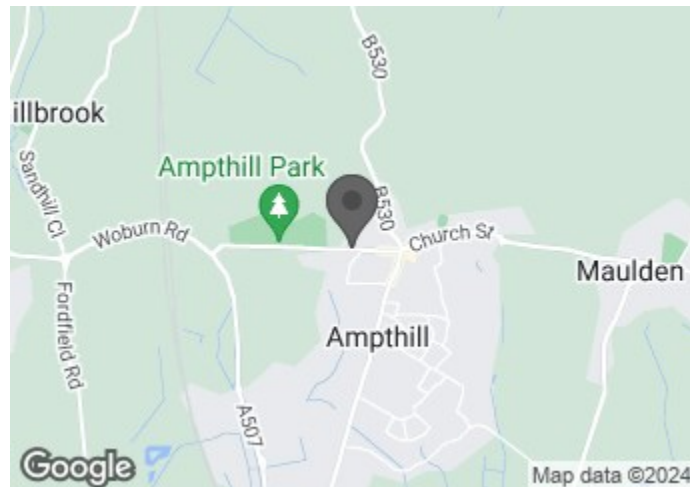
## 18 CLEMENS PLACE WOBURN STREET, BEDFORD, MK45 2HX



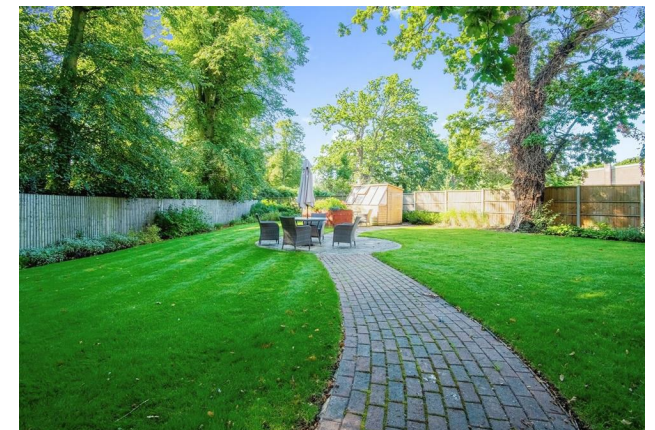
Total floor area 70.5 m<sup>2</sup> (758 sq.ft.) approx  
Restricted height areas 0.5 m<sup>2</sup> (6 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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Beautifully presented first floor retirement apartment in the popular Clemens Place for the over 60's. MASTER BEDROOM with ENSUITE SHOWER ROOM and a WALK-IN WARDROBE. Second DOBLE BEDROOM and separate SHOWER ROOM. Modern kitchen, spacious living room with a WALK-OUT BALCONY.

**ASKING PRICE £475,000 LEASEHOLD**

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# WOBURN STREET, AMPHILL, BEDFORD

2 BED | £475,000

## LOCAL AREA

Amphill is a small historic town in Bedfordshire, located in between Bedford, Milton Keynes and Luton. With its gorgeous thatched cottages and lively Thursday market, Amphill is a great spot for retirees, where you can make yourself at home surrounded by the beautiful English countryside and a close-knit community.

Amphill has a royal history - it was once one of King Henry VIII's favourite towns and the home of Catherine of Aragon for a few years. In 1242, Henry III passed a law for Amphill to hold a weekly market, which is still going today - the perfect place for picking up fresh produce and knick-knacks. While the famous 15th-century Amphill Castle is unfortunately no longer here, you can still visit the remaining ponds and Amphill Park, which now stands on the old grounds. The park features work from the renowned landscaper Lancelot 'Capability' Brown and the grand Amphill Park House, built in 1686.

If you'd like to get more involved in Amphill's lively community, there are a number of leisure clubs you can join, offering a range of sports from tennis to bowls

Amphill also benefits from a golf club, which is located 2.1 miles from Clemens Place. There are also three shopping centres 10 miles away in Bedford.

Just 0.2 miles away, you'll discover Dunstable Street. At one end, you'll find a Waitrose and the other, you'll find pubs, cafés and eateries.

## CLEMENS PLACE

You will be able to enjoy beautiful landscaped gardens, a communal lounge for socialising with neighbours and friends. From coffee mornings to gin tasting evenings soaking up the summer sun in the beautifully maintained gardens, Clemens Place is proving a popular choice for those seeking an active and social lifestyle. The stylish guest suite allows family and friends to stay.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

Clemens Place is within a short distance of a doctor's surgery, dental practice, post office and library. Waitrose as well as a convenience store just down the road. A number of independent shops and restaurants are also within a mile of the development.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. Door leading into a utility cupboard, housing a washing machine. An additional store cupboard is accessed from the hall. Further doors lead to the living room, both bedrooms and shower room.

## LIVING ROOM

Bright and spacious living room, with a patio door and full height window to the side, leading to a walk out balcony. There's ample room for a dining table and chairs. Fitted carpets, curtains and blinds. Telephone and TV points (with Sky/Sky+ capabilities) and plenty of raised height power sockets. Two ceiling lights. Part glazed door leading to the separate kitchen.

## KITCHEN

Modern fitted kitchen with a range of base and wall units with roll top work surface over. Single sink and drainer unit with mixer tap sits beneath a double glazed window with fitted blind. Integrated electric oven with a built in microwave over. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, ceiling light and under pelmet lighting.

## BEDROOM ONE

This spacious double bedroom benefits from a large walk-in wardrobe housing rails and shelving. Double glazed windows with fitted curtains. Central ceiling light, TV and phone point. Door leads to an en-suite shower room.

## ENSUITE BATHROOM

Fitted with a modern suite comprising; walk-in shower with glass cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

## BEDROOM TWO

This second spacious double bedroom, which could alternatively be used as a dining room, study or hobby room. Large double glazed window. Central ceiling light, TV and phone point.

## GUEST SHOWER ROOM

Fitted with a modern suite comprising; walk-in shower with glass cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

## SERVICE CHARGE

- Electricity, heating and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- Development staff
- Future maintenance fund
- Emergency call system
- Income to guest suites and sundry income.

The service charge is £4,801.43 for the financial year ending 28/2/2025. The service charge does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.

## LEASE INFORMATION

999 years from 1st Jan 2020

Annual ground rent £495

Ground rent reviewed in 1st Jan 2035

## ADDITIONAL SERVICES

**\*\* Entitlements Advice\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

Speak to your Property Consultant for more details.

Ultrafast Full Fibre Broadband available

- Mains water and electricity
- Electric room heating
- Mains drainage

