



PR 
PROPERTY

Flat 30, Clemens Place 40 Woburn Street, Ampthill, Bedfordshire,
MK45 2HX
6450 000

- Exclusive to PR Property Sales
- En Suite Shower room
- Allocated parking space
- Age restrictions apply

- Award winning building
- Luxury Kitchen
- Located in Ampthill which has an abundance of local shops and amenities.

- 2 Double Bedrooms
- Communal Living area and great outside spaces
- Award winning McCarthy & Stone Building.

*** EXCLUSIVE TO PR PROPERTY SALES ** For sale is this stunning apartment located within this award winning McCarthy & Stones Development. The apartment offers impressive accommodation including, entrance hall, living room, integrated kitchen, utility area, 2 double bedrooms, walk in wardrobe and en suite to principle bedroom and guest WC/shower room. Outside of the property you benefit from a fantastic communal lounge, delightful gardens and allocated parking space.

The apartment is located in the heart of the lovely market town of Ampthill with its abundance of local shops and amenities.

Please note this is strictly only available to residences over 55.

ENTRANCE HALL

LIVING ROOM 20'0" X 10'11" (6.10M X 3.33M)

KITCHEN 7'11" X 9'3" (2.41M X 2.82M)

UTILITY AREA 3'10" X 7'9" (1.18M X 2.36M)

BEDROOM 1 15'9" MAX X 16'1" MAX (4.80M MAX X 4.90M MAX)

WALK-IN WARDROBE

EN-SUITE SHOWER ROOM

BEDROOM 2 11'11" X 8'11" (3.64M X 2.73M)

SHOWER ROOM

OUTSIDE

ALLOCATED PARKING SPACE & COMMUNAL GARDENS



Total area: approx. 82.0 sq. metres (882.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		