



Development overview and apartment plans

Clemens Place, Ampthill

Welcome to Clemens Place

Development Overview

Site & Ground Floor

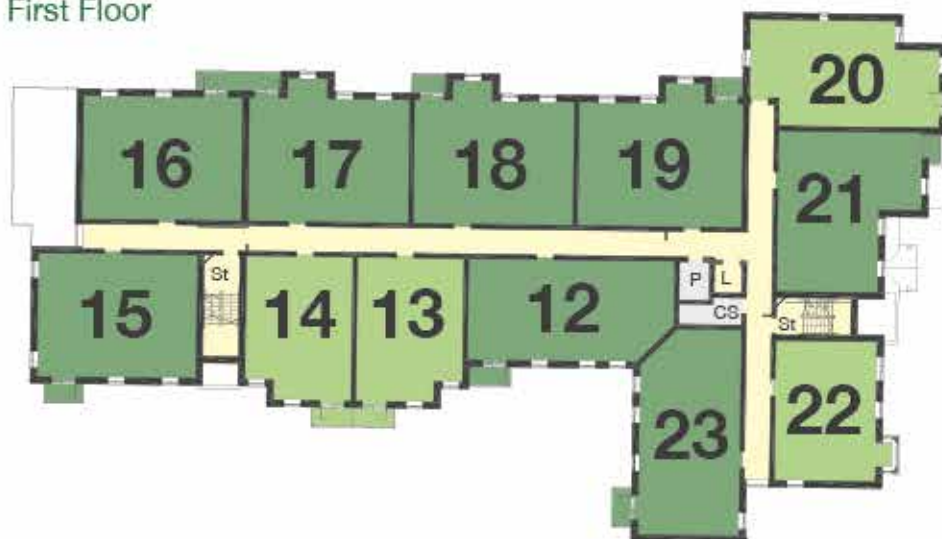


With its gorgeous thatched cottages and lively Thursday market, Ampthill is a great spot to enjoy your later years, where you can make yourself at home surrounded by the beautiful English countryside and a close-knit community.

Clemens Place boasts an enviable location in town, within walking distance of a doctor's surgery, dental practice, post office and library. For smaller shopping needs, you'll find a Waitrose and convenience store just down the road, along with a number of independent shops and restaurants which are also within a mile of your doorstep.



First Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- CS - Cleaners' Store
- L - Lift
- MSS - Mobility Scooter Store
- Off - Office
- P - Plant Room
- RR - Refuse Room
- SS - Sub-Station
- St - Stairs

Second Floor



The Ash - 2 bedroom

Apartments 1 | 11* | 12 | 23* | 24 | 30*



Apartments 1 and 11 have a terrace, 12 and 23 have a balcony.
Dotted line denotes reduced head height in apartments 24 and 30 only.
*Alternate handed

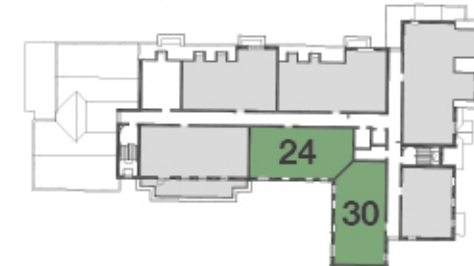
Ground Floor



First Floor



Second Floor



Dimensions

Living room (Max.)	20' 1" x 10' 6"	(6124mm x 3209mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom 1 (Max.)	16' 1" x 13' 3"	(4897mm x 4041mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	11' 4" x 8' 10"	(3454mm x 2696mm)
Shower room (Max.)	7' 3" x 4' 11"	(2200mm x 1500mm)

The Aspen - 1 bedroom

Apartments 2 | 3* | 13 | 14*



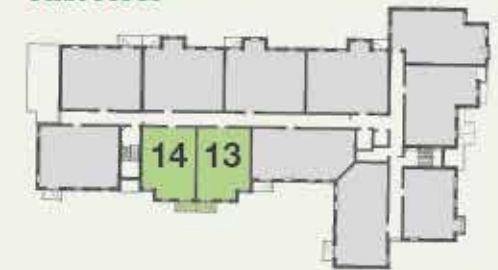
Apartments 2 and 3 have a terrace, 13 and 14 have a balcony.

*Alternate handed

Ground Floor



First Floor



Dimensions

Living room (Max.)	21' 8" x 11' 9"	(6603mm x 3577mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2205mm)
Bedroom (Max.)	18' 3" x 9' 0"	(5553mm x 2732mm)
Shower room (Max.)	6' 9" x 7' 2"	(2047mm x 2197mm)

The Birch - 2 bedroom

Apartments 4 | 15 | 16



Ground Floor



First Floor



Apartment 4 has a terrace, 15 and 16 have a balcony.
Windows marked Ⓐ are only present in apartment 15.

Dimensions

Living room (Max.)	17' 1" x 11' 10"	(5211mm x 3606mm)
Kitchen (Max.)	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1 (Max.)	17' 1" x 9' 9"	(5211mm x 2914mm)
En-suite shower room (Max.)	8' 8" x 7' 3"	(2650mm x 2200mm)
Bedroom 2 (Max.)	13' 1" x 9' 1"	(3993mm x 2769mm)
Shower room (Max.)	7' 3" x 5' 7"	(2200mm x 1710mm)

The Cedar - 2 bedroom

Apartments 5 | 17



Ground Floor



First Floor



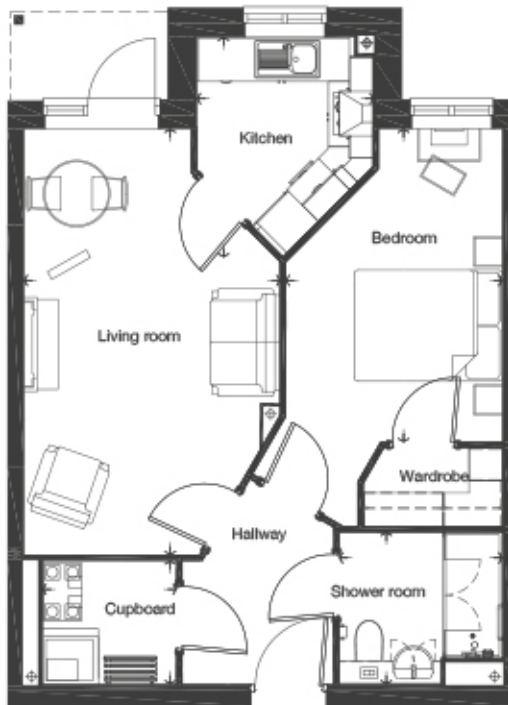
Dimensions

Living room (Max.)	19' 2" x 11' 2"	(5840mm x 3393mm)
Kitchen (Max.)	9' 9" x 7' 10"	(2968mm x 2383mm)
Bedroom 1 (Max.)	17' 1" x 10' 1"	(5212mm x 3062mm)
En-suite shower room (Max.)	7' 3" x 6' 9"	(2200mm x 2046mm)
Bedroom 2 (Max.)	15' 1" x 9' 7"	(4610mm x 2920mm)
Shower room (Max.)	7' 0" x 5' 2"	(2145mm x 1572mm)

Apartment 5 has a terrace, 17 has a balcony.

The Elm - 1 bedroom

Apartments 6 | 8*



Ground Floor



Dimensions

Living room (Max.)	18' 10" x 11' 4"	(5747mm x 3457mm)
Kitchen (Max.)	9' 9" x 7' 10"	(2968mm x 2383mm)
Bedroom (Max.)	13' 10" x 9' 7"	(4223mm x 2921mm)
Shower room (Max.)	7' 3" x 6' 9"	(2200mm x 2050mm)

*Alternate handed

The Fir - 1 bedroom

Apartment 7

Ground Floor



Apartment 7 has a terrace.

Dimensions

Living room (Max.)	17' 1" x 12' 0"	(5218mm x 3656mm)
Kitchen (Max.)	7' 11" x 7' 2"	(2405mm x 2197mm)
Bedroom (Max.)	12' 11" x 8' 11"	(3937mm x 2716mm)
Shower room (Max.)	7' 2" x 5' 7"	(2197mm x 1706mm)

The Hawthorn - 2 bedroom

Apartment 9



Apartment 9 has a terrace.

Ground Floor



Dimensions

Living room (Max.)	20' 7" x 15' 5"	(6274mm x 4710mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2213mm)
Bedroom 1 (Max.)	15' 0" x 12' 0"	(4573mm x 3662mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	14' 8" x 8' 11"	(4475mm x 2710mm)
Shower room (Max.)	7' 0" x 5' 2"	(2145mm x 1572mm)

The Holly - 1 bedroom

Apartments 10 | 22



Ground Floor



First Floor



Dimensions

Living room (Max.)	23' 6" x 10' 8"	(7161mm x 3258mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom (Max.)	13' 1" x 9' 3"	(3997mm x 2809mm)
Shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)

Apartment 10 has a terrace. Bay window has no door on apartment 22.

The Lime - 2 bedroom

Apartments 18 | 19*

First Floor



Dimensions

Living room (Max.)	19' 2" x 11' 4"	(5840mm x 3455mm)
Kitchen (Max.)	9' 9" x 7' 10"	(2968mm x 2383mm)
Bedroom 1 (Max.)	17' 1" x 10' 6"	(5212mm x 3192mm)
En-suite shower room (Max.)	7' 3" x 6' 9"	(2200mm x 2046mm)
Bedroom 2 (Max.)	15' 1" x 9' 7"	(4610mm x 2920mm)
Shower room (Max.)	7' 0" x 5' 2"	(2145mm x 1572mm)

Apartment 18 - Bedroom 1 Dimension differ (17' 1" x 9' 8" 5212 x 2937).

*Alternate handed

The Maple - 1 bedroom

Apartment 20

First Floor



Juliet balcony to plot 20

Dimensions

Living room (Max.)	24' 11" x 11' 8"	(7600mm x 3550mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2205mm)
Bedroom (Max.)	17' 4" x 9' 11"	(5295mm x 2274mm)
Shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2047mm)

The Oak - 2 bedroom

Apartment 21

First Floor



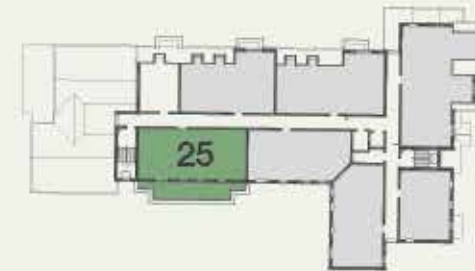
Dimensions

Living room (Max.)	23' 3" x 11' 10"	(7075mm x 3601mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom 1 (Max.)	12' 8" x 9' 7"	(3850mm x 2914mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	10' 6" x 9' 1"	(3205mm x 2774mm)
Shower room (Max.)	7' 1" x 5' 2"	(2147mm x 1575mm)

The Pine - 2 bedroom

Apartment 25

Second Floor



Dimensions

Living room (Max.)	20' 1" x 13' 6"	(6124mm x 4112mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom 1 (Max.)	16' 1" x 12' 1"	(4897mm x 3680mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	11' 4" x 8' 10"	(3454mm x 2695mm)
Shower room (Max.)	7' 2" x 4' 11"	(2190mm x 1500mm)

Dotted lines denote reduced head height.

The Poplar - 2 bedroom

Apartment 26

Second Floor



Dimensions

Living room (Max.)	17' 1" x 13' 0"	(5207mm x 3959mm)
Kitchen (Max.)	11' 7" x 9' 7"	(3530mm x 2930mm)
Bedroom 1 (Max.)	12' 0" x 9' 8"	(3664mm x 2947mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	10' 9" x 10' 5"	(3267mm x 3173mm)
Shower room (Max.)	7' 3" x 4' 11"	(2200mm x 1500mm)

Dotted lines denote reduced head height.

The Spruce - 2 bedroom

Apartment 27

Second Floor



Dimensions

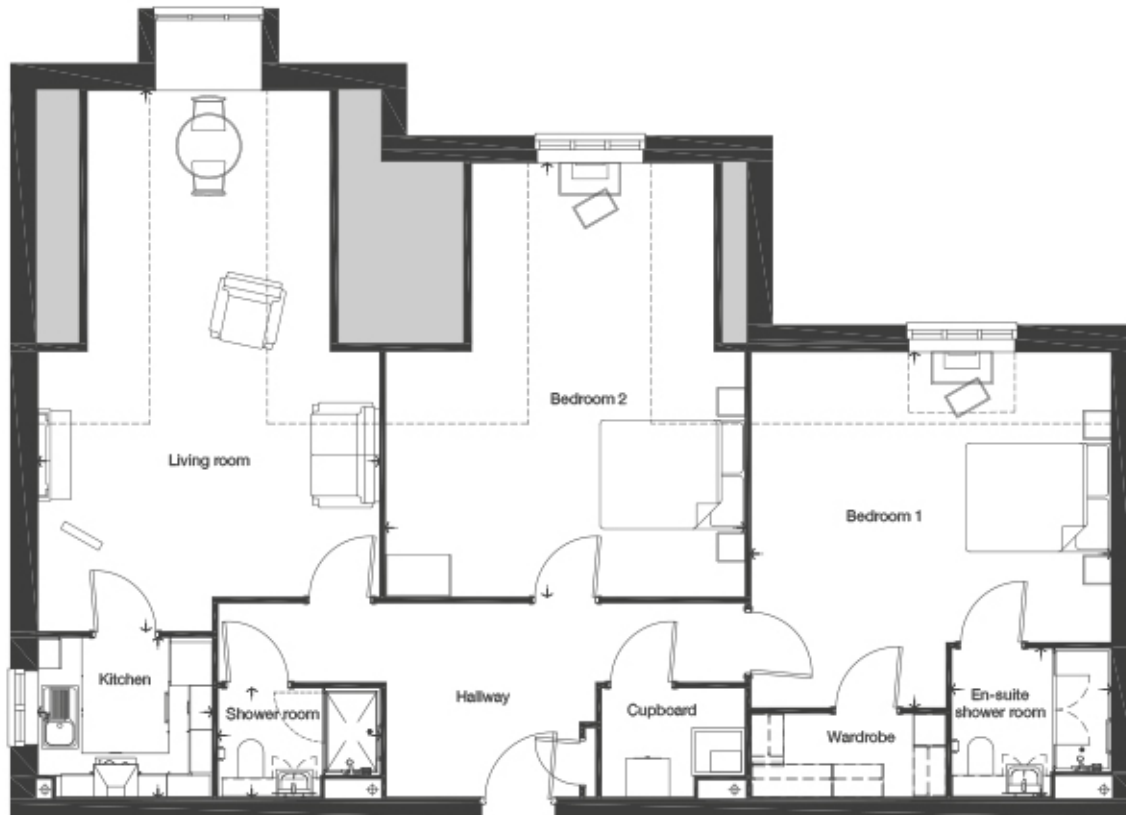
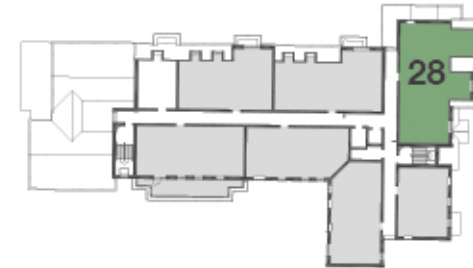
Living room (Max.)	22' 10" x 13' 0"	(6950mm x 3959mm)
Kitchen (Max.)	15' 4" x 11' 7"	(4673mm x 3530mm)
Bedroom 1 (Max.)	11' 11" x 9' 8"	(3635mm x 2947mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	10' 9" x 10' 5"	(3268mm x 3173mm)
Shower room (Max.)	7' 3" x 4' 11"	(2200mm x 1500mm)

Dotted lines denote reduced head height.

The Walnut - 2 bedroom

Apartment 28

Second Floor



Dimensions

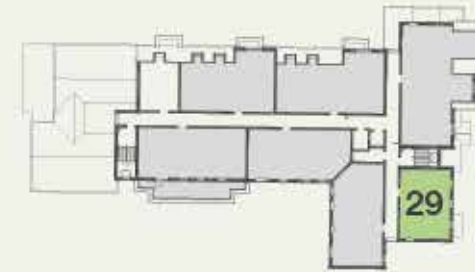
Living room (Max.)	24' 5" x 15' 5"	(7447mm x 4710mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom 1 (Max.)	16' 1" x 16' 1"	(4899mm x 4897mm)
En-suite shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)
Bedroom 2 (Max.)	19' 7" x 16' 3"	(5978mm x 4959mm)
Shower room (Max.)	7' 4" x 4' 11"	(2241mm x 1501mm)

Dotted lines denote reduced head height.

The Willow - 1 bedroom

Apartment 29

Second Floor



Dotted lines denote reduced head height.

Dimensions

Living room (Max.)	20' 1" x 10' 8"	(6124mm x 3258mm)
Kitchen (Max.)	7' 11" x 7' 3"	(2405mm x 2200mm)
Bedroom (Max.)	13' 1" x 9' 3"	(3997mm x 2809mm)
Shower room (Max.)	7' 2" x 6' 9"	(2197mm x 2050mm)



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See individual apartment plans for specific details. Arrows denote measurement points.

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

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