



Bradshaws are delighted to offer for let this immaculately presented modern apartment located in an enviable position within the heart of the ever popular Georgian market town of Ampthill. Offering spacious and well planned accommodation that comprises two double bedrooms, en-suite shower room, bathroom, open plan kitchen and living area. Externally there is an allocated parking space set underneath the apartment block.

Available to let from mid August 2024 (subject to satisfactory referencing).

COMMUNAL ENTRANCE

Door to front, stairs to upper floors.

ENTRANCE AND INNER HALL

Providing access to all accommodation with fitted carpet. Large storage cupboard. Remote entry system phone.

OPEN PLAN LIVING AREA

25'5 x 12'4 (7.75m x 3.76m)

A spacious and bright open plan space providing the perfect setting to relax, entertain and enjoy

LIVING AREA

Feature double glazed french doors and Juliet balcony. Double glazed sash window to the side aspect. Radiator. TV point,

KITCHEN AREA

Tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. Drainer sink unit. Integrated oven, electric hob with extractor hood over and dishwasher. Space for a fridge and freezer. Space and plumbing for a washing machine. Part tiled wall and fully tiled floor.

BEDROOM ONE

16'2 x 8'5 (4.93m x 2.57m)

Double glazed sash window. Radiator. Fitted carpet.

ENSUITE SHOWER ROOM

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Shower enclosure. Fully tiled walls and floor. Heated Towel rail.

BEDROOM TWO

14 x 8'4 (4.27m x 2.54m)

Double glazed sash window. Radiator. Fitted carpet. TV point.

BATHROOM

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Panelled bath. Part tiled walls and floor. Heated Towel rail. Extractor.

EXTERNALLY

PARKING

One allocated parking numbered space accessed via secure entry under the apartment block.

AMPTHILL

A Georgian market town steeped in history with a regular market with local traders that has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops. Ampthill Great Park is a great place to walk the dogs. There's a children's play area and amenities for snacks and refreshments.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

REFERENCING

All tenancies are subject to satisfactory referencing.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

