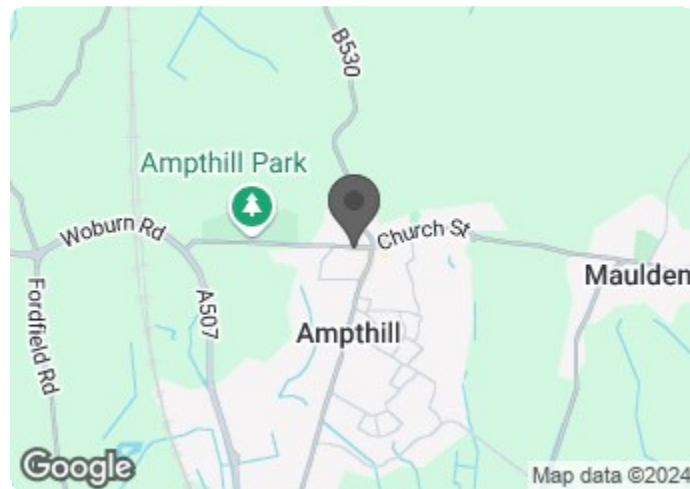


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 824 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 824 SQ FT / 77 SQM	Clemens Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	DATE: 04/04/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: D
Security Deposit: £3,057

Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone
Retirement living *your way*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



16 Clemens Place

Woburn Street, Bedford, MK45 2HX

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Lovely TWO BEDROOM apartment located on the FIRST FLOOR at Clemens Place, Retirement Living development in the small historic town of Ampthill. This SPACIOUS and BRIGHT property boasts a PRIVATE BALCONY off the living room, a second ENSUITE SHOWER ROOM, and a large WALK-IN WARDROBE in the master bedroom. Surrounded by the beautiful English countryside and a close-knit community, Clemens Place offers a 24-Hour Emergency Call System, guest suite for family and friends, weekly activities organised by the excellent House Manager, and beautiful communal areas.

Rent from £2,650 pcm

(Includes service charge)

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Property Features

- Private balcony off the living room
- Walk-in wardrobe in the master bedroom
- Second ensuite shower room
- Onsite House Manager during office hours
- 24/7 emergency call system
- Landscaped gardens and communal lounge
- Surrounded by the beautiful English countryside
- Guest Suite for family and friends
- Local amenities at a walking distance
- Pet friendly

McCarthy Stone
Retirement living *your way*

16 Clemens Place, Woburn Street, Ampthill, Bedford, MK45 2HX

About Clemens Place

Clemens Place is a Retirement Living development specially designed for the over 60s. The development provides beautiful landscaped gardens and 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 over.

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.

Ampthill is a small historic town in Bedfordshire, located in between Bedford, Milton Keynes and Luton. With its gorgeous thatched cottages and lively Thursday market, Ampthill is a great spot for retirees, where you can make yourself at home surrounded by the beautiful English countryside and a close-knit community. Clemens Place is on Woburn Street and is 0.2 miles from Ampthill Park. The grounds here were once home to the medieval Ampthill Castle. Ampthill 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.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone resident

SOCIAL LIFESTYLE

One of the greatest benefits of being a McCarthy Stone resident is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

LANDSCAPED GARDENS

Clemens Place boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." - McCarthy Stone resident

About 16 Clemens Place

Number 16 is a two bedroom apartment ideally located in the corner of the first floor of the development, enjoying ample natural light. This property benefits from a lovely private balcony off the living room as well as plenty of space. The master bedroom also counts on a spacious walk-in wardrobe and a second ensuite shower room. Front door with spy hole and letter box leading to the entrance hall. The 24-hour emergency response and camera door entry system with intercom are here. Illuminated light switches and smoke detector. Walk-in utility/storage cupboard. Doors to the living room, bedrooms and shower room.

Living room

Large dual aspect living room with a double glazed door with window to side opening onto a lovely private balcony. Ample space for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and a wall-mounted electric heater. Door to separate the kitchen.

2 bed | Rent from £2,650 pcm

Kitchen

Fully fitted with a range of white, high gloss wall and base cupboards and drawers, with chrome handles and work surface. A composite sink and drainer unit with mono lever tap. Appliances include a raised level oven, microwave, ceramic hob with cooker hood over, dishwasher, fridge and freezer. Tiled flooring, under pelmet lighting and kick board lighting.

Bedroom one

Well proportioned double bedroom with a large walk-in wardrobe housing shelves and hanging rails. Well sized window providing natural light. Two ceiling lights, TV and phone point, raised power sockets and a wall mounted electric heater. Door to ensuite shower room.

Ensuite shower room

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

Bedroom two

Double bedroom which could be used as dining room or study room. Window of good proportions. Ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater.

Shower room

Partially tiled walls and tiled flooring. Walk-in shower and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

WHAT'S INCLUDED WITHIN YOUR RENT?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

ADDITIONAL INFORMATION

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

