



# The Hawthorns

Flitwick,  
Bedfordshire, MK45 1FL  
£220,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This chain-free top floor apartment is set within a popular gated development, handy for the mainline rail station and further town centre amenities (0.4 miles). With two double bedrooms, the well presented accommodation also includes a living room, fitted kitchen with a range of appliances including oven, hob, hood and fridge/freezer, and bathroom. Externally there are attractive communal gardens and allocated parking. EPC Rating: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to second floor.

### SECOND FLOOR

#### LANDING

Private entrance door to:

#### ENTRANCE HALL

Security entry phone. Wall mounted electric heater. Built-in airing cupboard housing water tank. Doors to all rooms.

#### LIVING ROOM

Double glazed window. Wall mounted electric heater.

#### KITCHEN

A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven, hob and extractor. Integrated fridge/freezer. Space for dishwasher and washing machine. Wall mounted electric heater. Floor tiling.

#### BEDROOM 1

Double glazed window. Wall mounted electric heater.

#### BEDROOM 2

Two double glazed windows. Wall mounted electric heater.

#### BATHROOM

Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and wash hand basin with storage cupboard beneath. Wall and floor tiling. Wall mounted electric heater. Extractor. Shaver socket.

#### OUTSIDE

#### OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2005.

Ground Rent: £250 per annum.

Service Charge: £440.84 per quarter.



## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

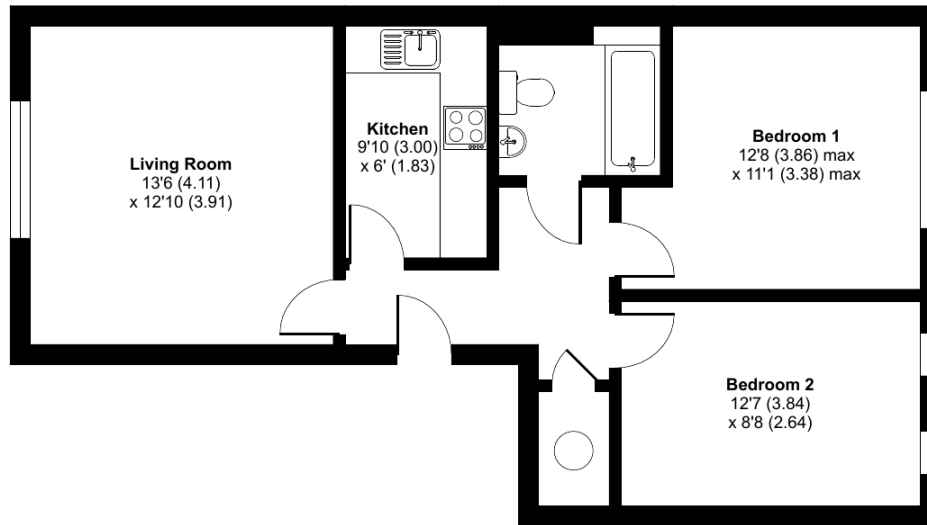
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1047992



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

