



WESTORIA  
COURT

# Park Road

Westoning,  
Bedfordshire, MK45 5LU  
£160,000

country  
properties

This well presented first floor apartment would make a great first step on the property ladder. The living room provides open access to a stylish kitchen complete with built-in oven, hob and extractor. These two areas are linked by a fitted breakfast bar (perfect for informal dining), whilst a double bedroom and modern bathroom complete the accommodation. Allocated parking is provided at the rear of the block.

Handy for commuters, the property is within 2 miles of M1 (J12) and mainline rail stations at both Flitwick and Harlington (each providing a direct service to St Pancras International within 45 minutes). EPC: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door. Stairs to first floor landing.

### FIRST FLOOR

#### LANDING

Private entrance door to:

#### ENTRANCE HALL

Doors to bedroom, bathroom and to:

#### LIVING ROOM

Double glazed window to rear aspect. Vertical electric radiator. Wood effect flooring. Open access to:

#### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Breakfast bar. Built-in electric oven and ceramic hob with extractor over. Space for refrigerator and washing machine. Floor tiling. Recessed spotlighting to ceiling.

#### BEDROOM

Double glazed window to front aspect. Electric radiator. Wood effect flooring.



## BATHROOM

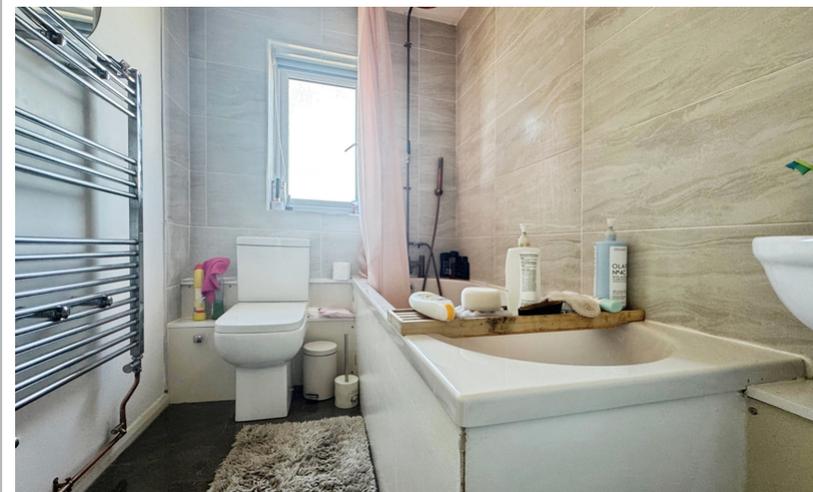
Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

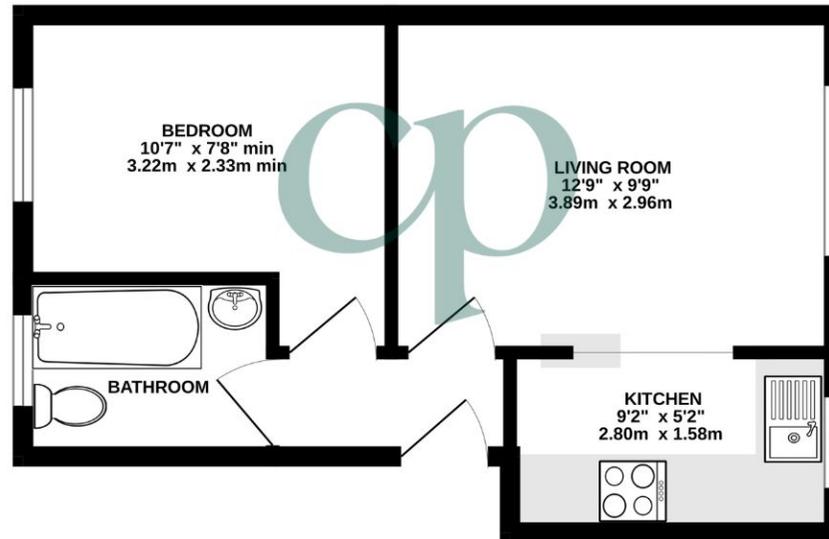
### ALLOCATED PARKING

Allocated parking space to rear of block.

Current Council Tax Band: A.  
Lease: 125 years from 01/01/1988.  
Ground Rent: £100 per annum.  
Service Charge: TBC.



## FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		72	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties