



# Derwent Rise

Flitwick,  
Bedfordshire, MK45 1QS  
£100,000

country  
properties

Conveniently positioned within the heart of the town centre, minutes from the mainline rail station, supermarket and Millenium Park (all within just 0.3 miles), this first floor studio apartment would make a great first step on the property ladder! The accommodation includes an open plan lounge/bedroom, fitted kitchen, shower room and storage area. The property also benefits from residents parking. EPC

Rating: D.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

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

## FIRST FLOOR

### LANDING

Private entrance door to:

### LOUNGE/BEDROOM

Dual aspect via double glazed windows to front and side. Wall mounted electric heater. Wood effect flooring. Doors to storage and to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface area incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for fridge/freezer and washing machine.

### STORAGE

Door to:

### SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, low level WC and wall mounted wash hand basin. Tiled splashbacks. Electric heater.

### OUTSIDE

### OFF ROAD PARKING

Residents parking.

Current Council Tax Band: A.  
Lease: 120 years from 01/01/1981.  
Ground Rent: £186 per annum (TBC).  
Service Charge: TBC.



## 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.

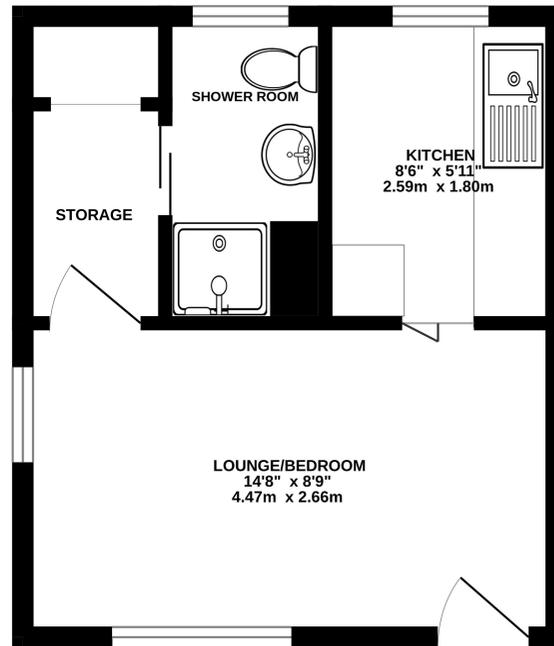
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

## DRAFT DETAILS

Awaiting vendor approval.



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

Viewing by appointment only

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