



Brookes Road

Flitwick,
Bedfordshire, MK45 1BX
£195,000

country
properties

This first floor apartment has the benefit of a recently extended lease to 125 years (June 2025) and is offered for sale with the benefit of no upper chain. The accommodation radiates off a central hallway and includes a living room with two windows enhancing the natural light, a fitted kitchen with oven, hob and extractor, double bedroom and modern shower room. Externally, an allocated parking space adds convenience. The property is conveniently located just a few minutes' walk (77 meters) from a handy parade of shops, whilst the town centre amenities including mainline rail station are within 0.4 miles. EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

FIRST FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Radiator. Hatch to loft. Two built-in storage cupboards. Doors to all rooms.

LIVING ROOM

Two double glazed windows to front aspect. Wall mounted contemporary style electric fire. Radiator.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space and plumbing for washing machine. Wall mounted gas fired boiler. Decorative ceiling beams. Radiator.

BEDROOM

Double glazed window to rear aspect. Radiator.



SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

OFF ROAD PARKING

Allocated parking space.

Council Tax Band: A.

Lease: 125 years from 16 June 2025.

Ground Rent: £120.00 per annum.

(TBC)

Service Charge: £1,717.50 per annum

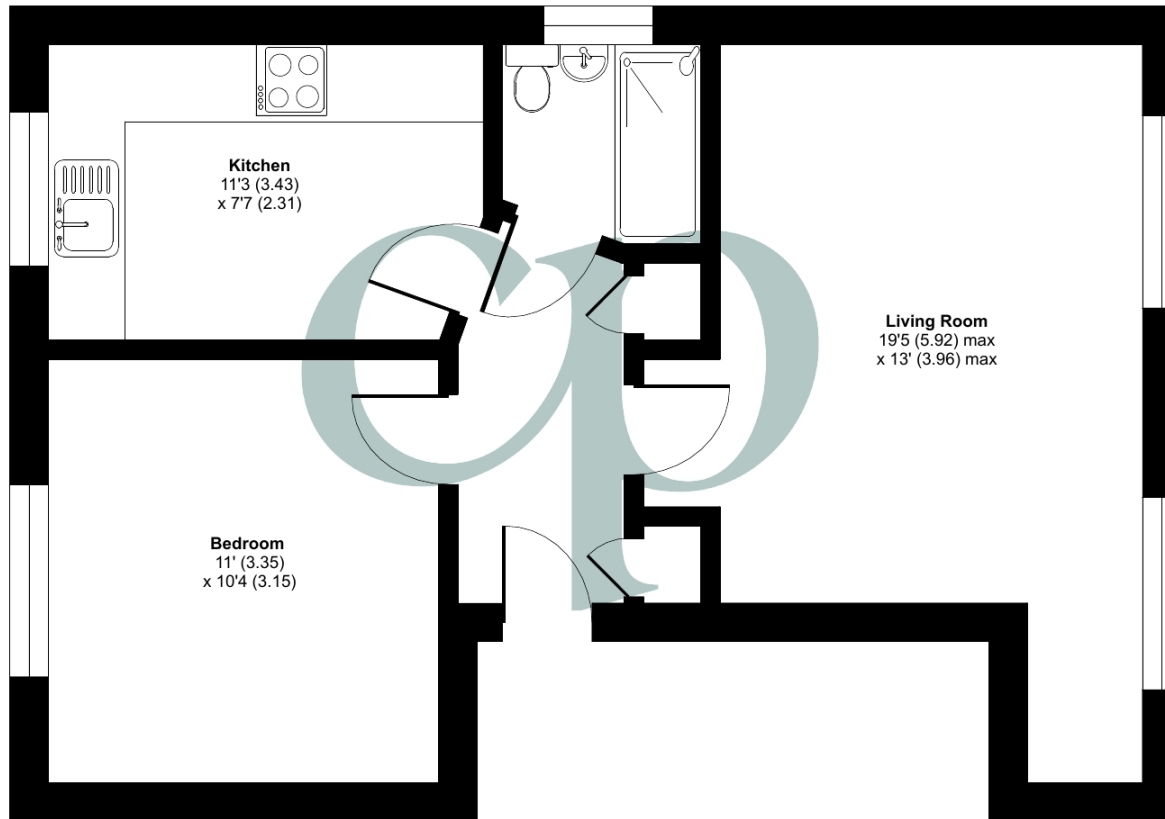
(TBC).





Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	72
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1396302

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Viewing by appointment only

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