



**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 spot lighting 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.

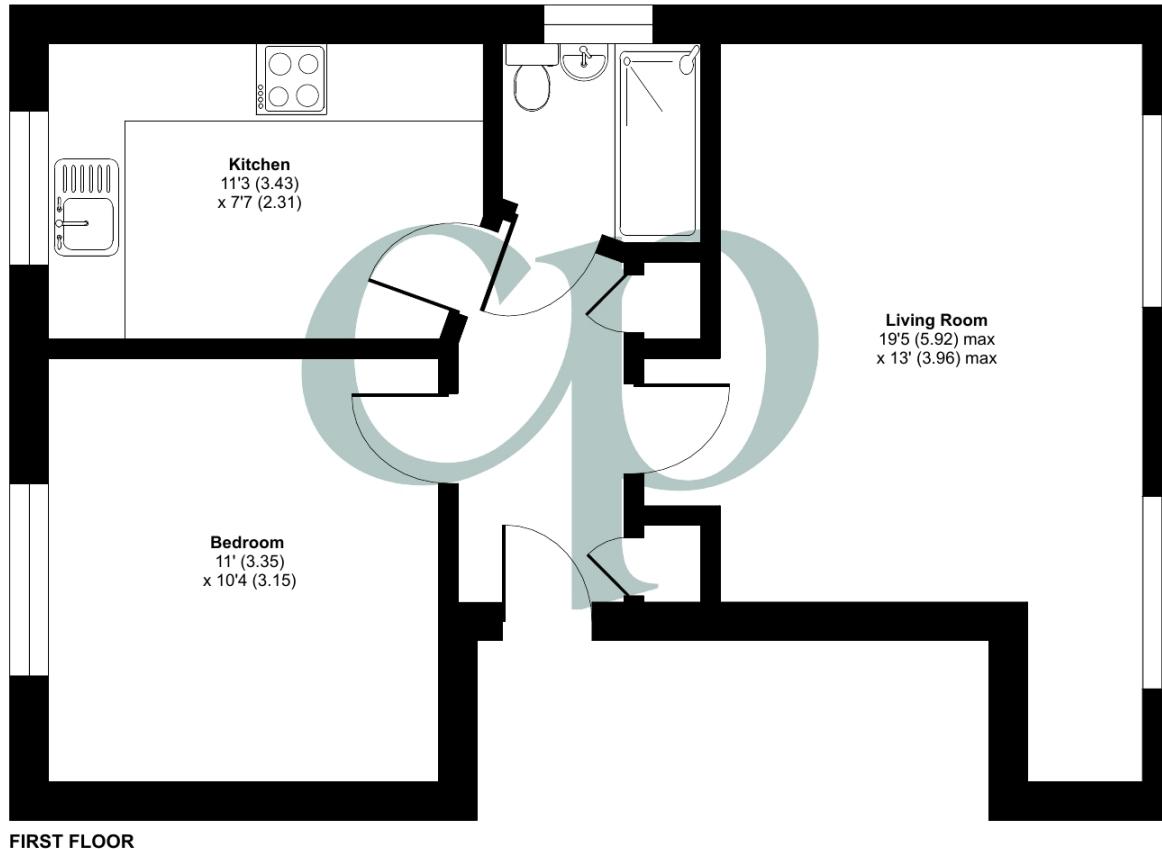
(TBC)

Service Charge: £1,717.50 per annum  
(TBC).



Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



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			
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). ©nchecom 2026. Produced for Country Properties. REF: 1396302

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Viewing by appointment only

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