



# Victoria Grove

Flitwick,  
Bedfordshire, MK45 1GD  
£198,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This modern ground floor apartment is pleasantly situated on the town outskirts, close to countryside yet within 1.2 miles of the mainline rail station and further amenities in the centre of Flitwick. The property features contemporary open plan living space incorporating a lovely bay fronted living room with kitchen area offering a range of integrated appliances (as stated), creating a wonderful space to relax, dine and entertain. In addition there are two bedrooms and a bathroom, whilst allocated parking for two vehicles is provided to the front of the block. EPC Rating: B.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Private entrance door to:

### ENTRANCE HALL

Security entry phone. Radiator. Two built-in storage cupboards. Doors to both bedrooms, bathroom and to:

### LIVING ROOM

Walk-in bay with Georgian style double glazed window to front aspect. Two radiators. Open access to:

### OPEN PLAN KITCHEN AREA

A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing gas fired boiler.

### BEDROOM 1

Georgian style double glazed window to front aspect. Radiator.

### BEDROOM 2

Georgian style double glazed window to front aspect. Radiator.

### BATHROOM

Georgian style opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Extractor. Shaver socket.

### OUTSIDE

### OFF ROAD PARKING

Allocated parking for two vehicles immediately to the front of the apartment block.

Current Council Tax Band: C

Lease: 125 years from 01/01/2016.

Ground Rent: £200 per annum (TBC).

Service Charge: £1,300 per annum (TBC).

Estate/Management Charge: TBC.



## LOCATION

Commuters are drawn to Flitwick for the convenient transport links, there are direct trains from Flitwick's rail station to London St Pancras in approx. 40 mins and junction 12 of the M1 motorway is within 4 miles. Amenities include a Tesco and Aldi supermarket, Co-op and many smaller shops as well as an open air market every Friday.

There are three primary schools and a middle school within the town itself whilst Redborne Upper School (with an Ofsted rating of 'Outstanding') is situated on the Ampthill/Flitwick borders. There is a modern leisure centre with swimming pool, library, skate park, four public houses, Chinese and Indian restaurants, cafés and take-away's. Flitwick is broadly equidistant between the larger towns of Bedford and Luton (each approx. 10 miles) and the city of Milton Keynes with it's theatre district, modern shopping centre and leisure complex is within 14 miles.

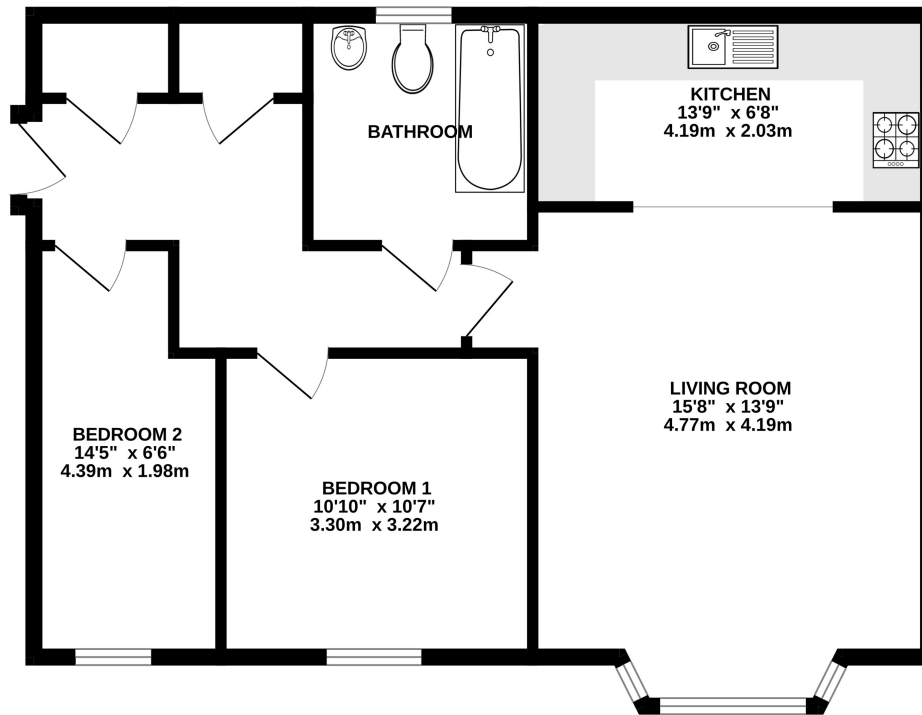
Points of interest in the town include Flitwick Moor nature reserve (a site of special scientific interest), the Grade I listed Church of St Peter & St Paul, Flitwick Manor (currently run as an hotel) and The Mount, the former site of a timber motte-and-bailey castle. There are proposals for the redevelopment of the town centre which is sure to make Flitwick an even more desirable place to live.

## DRAFT DETAILS

Awaiting vendor approval.



## GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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