



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£225,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within a gated town centre development, just 0.4 from the mainline rail station, this spacious ground floor apartment with allocated parking is offered for sale with the benefit of no upper chain. The accommodation includes an 18'5" (max) living/dining room with walk-in bay, fitted kitchen with further space to dine, two double bedrooms (each with fitted wardrobes and the principal with en-suite facilities) plus a bathroom. In our opinion, the property would make a great first step on the property ladder or may suit an investor, having a potential rental income of approx. £875 pcm. EPC

Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

ENTRANCE HALL

Entry phone. Wall mounted electric heater. Wood effect flooring. Built-in storage cupboard. Doors to kitchen/dining room, both bedrooms, bathroom and to:

LIVING/DINING ROOM

Walk-in bay with double glazed windows to front aspect with additional secondary glazing. Two wall mounted electric heaters. Wood effect flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect with additional secondary glazing. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Wall mounted electric heater. Tiled floor.

BEDROOM 1

Double glazed window to rear aspect. Wall mounted electric heater. Fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, WC with concealed cistern and wash hand basin with storage beneath. Wall and floor tiling. Heated towel rail. Extractor.

BEDROOM 2

Double glazed window to rear aspect. Wall mounted electric heater. Fitted wardrobes.

BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Heated towel rail. Extractor.



OUTSIDE

ALLOCATED PARKING

Allocated parking space.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2005.

Ground Rent: £250 per annum (TBC).

Maintenance Charge: £510 per quarter (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.

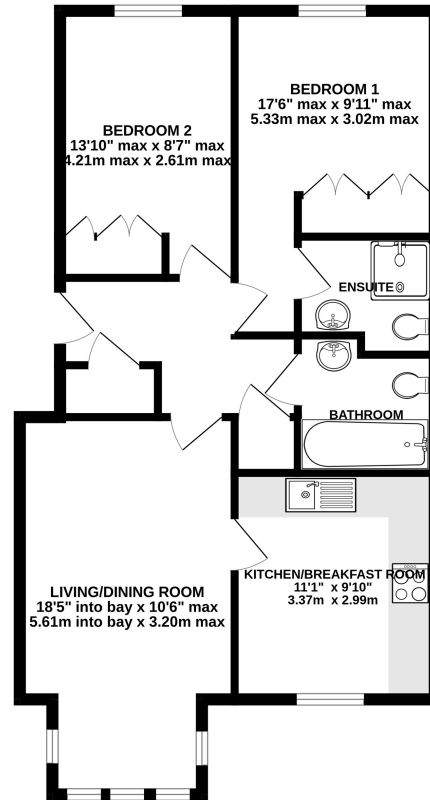
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

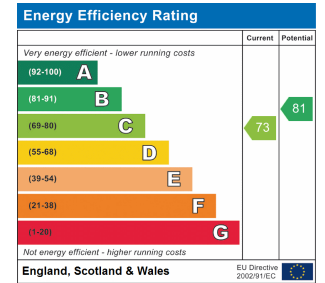
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



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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