



# The Hawthorns

Flitwick,  
Bedfordshire, MK45 1FL  
£225,000

country  
properties

This chain-free ground floor apartment is set within a popular gated development, just off the High street and offering the convenience of being minutes from the town centre amenities including mainline rail station (0.4 miles). The well presented accommodation includes a living/dining room, fitted kitchen with oven, hob and hood, two double bedrooms (the principal with en-suite shower room) plus bathroom. Externally, there are attractive communal gardens and an allocated parking space. EPC Rating: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

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

### ENTRANCE HALL

Wall mounted security entry phone. Built-in cupboard housing hot water cylinder. Additional storage cupboard. Wall mounted electric heater. Wood effect flooring. Doors to kitchen, both bedrooms, bathroom and to:

### LIVING/DINING ROOM

Two double glazed windows. Wood effect flooring.

### KITCHEN

Double glazed window. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Space for fridge/freezer, washing machine and slimline dishwasher. Wall and floor tiling.

### BEDROOM 1

Double glazed window. Wall mounted electric heater. Door to:

### EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Extractor. Wall mounted electric heater.

### BEDROOM 2

Double glazed window.

### BATHROOM

Three piece suite comprising: Bath, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Extractor.



## OUTSIDE

### OFF ROAD PARKING

Allocated parking for one vehicle.

Current Council Tax Band: C.

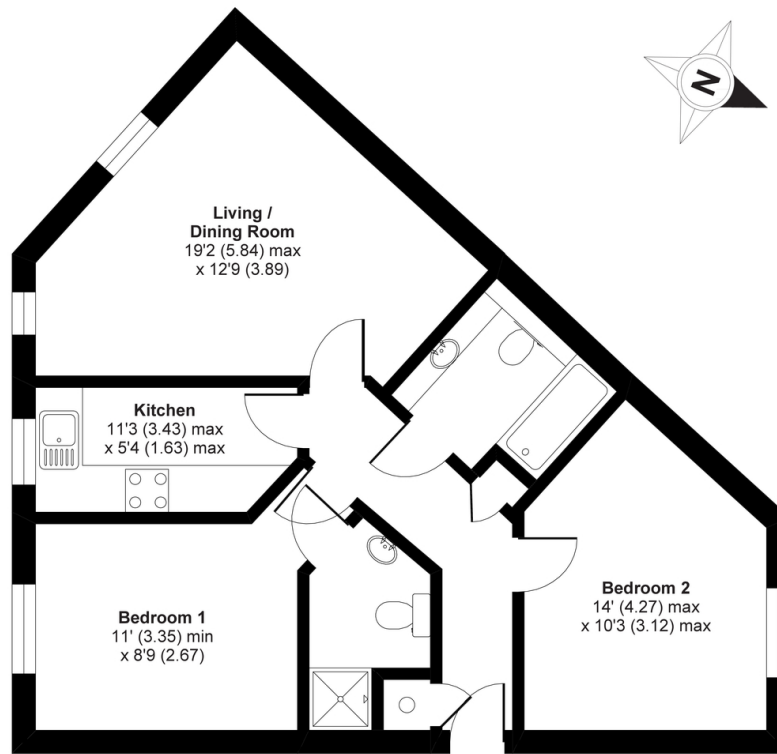
Lease: 125 years from 01/01/2005

Ground Rent: £250.00 per annum.

Service Charge: £454.79 per quarter.



APPROX. GROSS INTERNAL FLOOR AREA 643 SQ FT 59.7 SQ METRES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	71	
(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

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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