



# Flat 2 Newberry Court

Kings Road, Flitwick,  
Bedfordshire, MK45 1ED  
£210,000

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Set within the heart of the town, this stylish ground floor apartment combines convenience with modern living and presents an excellent opportunity for first-time buyers, professionals, or those looking to downsize. The contemporary open plan living space incorporates a kitchen area with quartz work surfaces and a range of integrated appliances (as stated). In addition, there is a double bedroom complete with fitted wardrobes, and a spacious shower room. An additional feature is the communal roof terrace, ideal for enjoying sunny days or socialising with neighbours, whilst covered allocated parking adds practicality. Adding to the appeal of this apartment is the ease of access to local amenities, with a trip to the shops or easy commute into the city being minutes away (within 0.3 miles). EPC: B.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Lift and staircase to communal roof terrace. Private entrance door to:

### ENTRANCE HALL

Radiator. Wood effect flooring. Built-in storage cupboard. Recessed spotighting to ceiling. Doors to all rooms.

### OPEN PLAN KITCHEN/LIVING ROOM

Two double glazed windows with fitted shutters. Fitted with a range of base and wall mounted kitchen units with under lighting and quartz work surface areas incorporating sink with mixer tap. Built-in microwave and oven, with ceramic hob and extractor over. Integrated fridge/freezer and washer/dryer. Island unit providing drawer storage and wine rack, with matching quartz work surface extending to create a breakfast bar area. Radiator. Wood effect flooring.

### BEDROOM

High level internal double glazing. Fitted wardrobes. Radiator. Wood effect flooring.

### SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage cabinet beneath. Part tiled walls. Heated towel rail. Extractor. Recessed spotighting to ceiling. Wood effect flooring.

### OUTSIDE

### COMMUNAL ROOF TERRACE

Accessed via lift or staircase from communal entrance hall. Laid to paving with glazed balustrade.



## OFF ROAD PARKING

Covered, allocated parking space. Laid to block paving.

Council Tax Band: A.

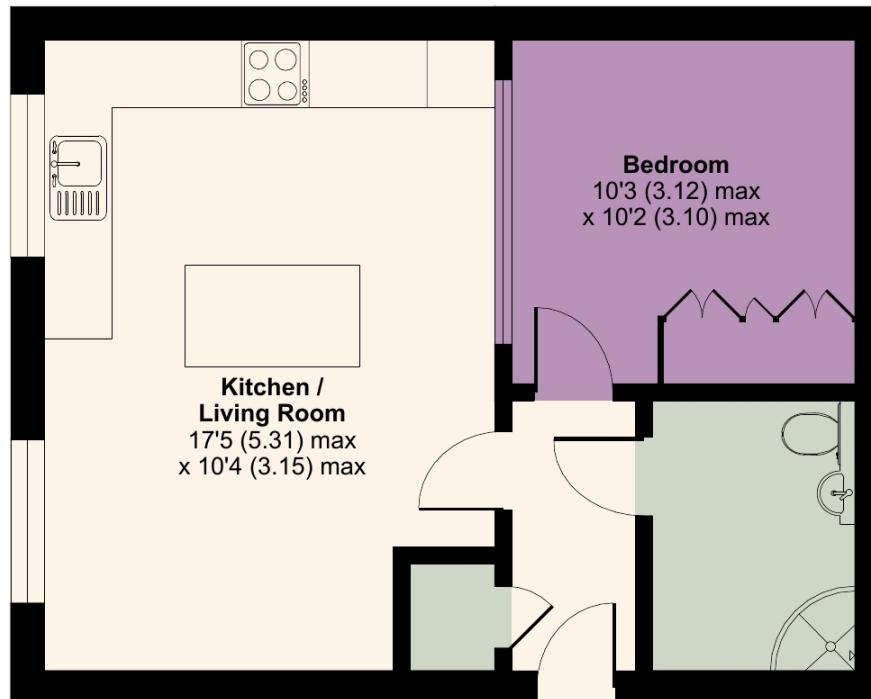
Lease: 125 years from 01/01/2023.

Ground Rent/Service Charge: £150 per month (£1,800 per annum). TBC.

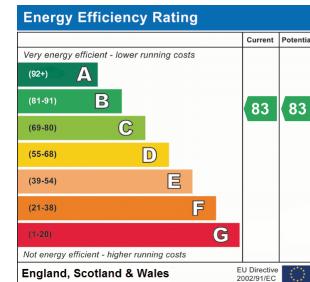


Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1408412

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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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