



# Victoria Grove

Flitwick,  
Bedfordshire, MK45 1GD  
£200,000

country  
properties



Set towards the outskirts of Flitwick, yet within a mile of the town centre amenities including mainline rail station, this modern first floor apartment offers contemporary open plan living. The well presented accommodation includes a spacious entrance hall with useful storage cupboards, triple aspect living room (incorporating kitchen area with a range of integrated appliances), double bedroom and stylish bathroom. The property also has the benefit of allocated parking. EPC Rating: B.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to first floor landing.

### FIRST FLOOR

### LANDING

Private entrance door to:

### ENTRANCE HALL

Security entry phone. Radiator. Two built-in storage cupboards. Doors to all rooms.

### OPEN PLAN KITCHEN/LIVING AREA

Triple aspect via double glazed windows to front, side and rear. Two radiators. A range of wall and base mounted kitchen units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Integrated washing machine and fridge/freezer. Part tiled floor. Recessed spotlighting to ceiling.

### BEDROOM

Double glazed window to front aspect. Radiator.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

### OUTSIDE

### OFF ROAD PARKING

Allocated parking for one vehicle.

Current Council Tax Band: A.

Lease: 125 years from 01/01/2019.

Ground Rent: £138 per annum (TBC).

Service Charge: £2287 per annum (TBC).

A one-off payment to the Management Company will be required upon completion of purchase, to include a Certificate of Compliance.



## 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.

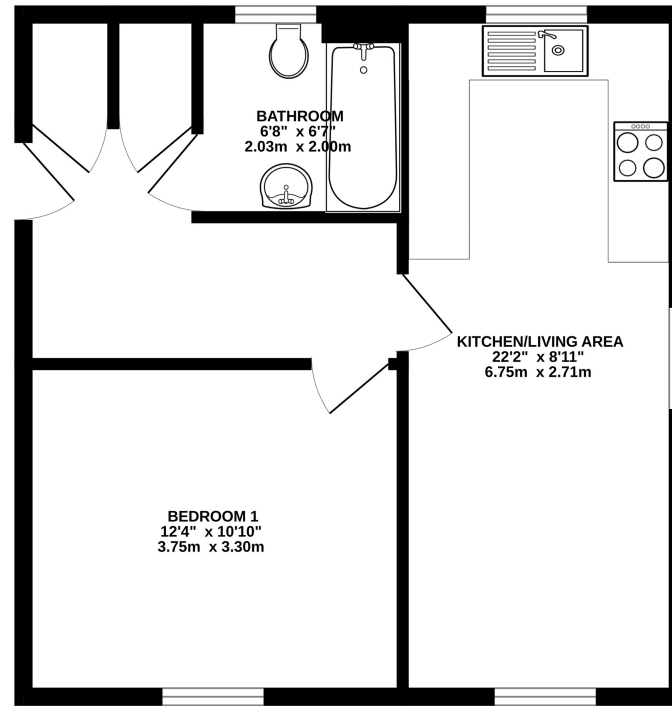
Details of the solicitor/conveyancer acting for you in your purchase.

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.



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	82	82
		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

Viewing by appointment only

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