



38, The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£215,000

country
properties

Handy for the mainline rail station (0.4 miles), this spacious first floor apartment offers well presented accommodation featuring an open plan living/dining room extending to 17'11" into a deep walk-in bay and a fitted kitchen with appliances to include built-in oven and hob with extractor over plus integrated fridge/freezer. Both of the bedrooms are doubles, and the refitted bathroom incorporates useful fitted storage.

Electric gates provide access to the parking area with an allocated space for one vehicle. EPC Rating: C.

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

Entry phone system. Built-in airing cupboard plus separate storage cupboard. Wood effect flooring. Doors to all rooms.

LIVING/DINING ROOM

Deep walk-in bay with double glazed windows. Wall mounted electric heater.

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. Integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Wall mounted electric heater. Floor tiling.

BEDROOM 1

Double glazed window. Wall mounted electric heater.

BEDROOM 2

Double glazed window. Wall mounted electric heater.

BATHROOM

Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap. Fitted storage units. Floor tiling.



OUTSIDE

OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2005.

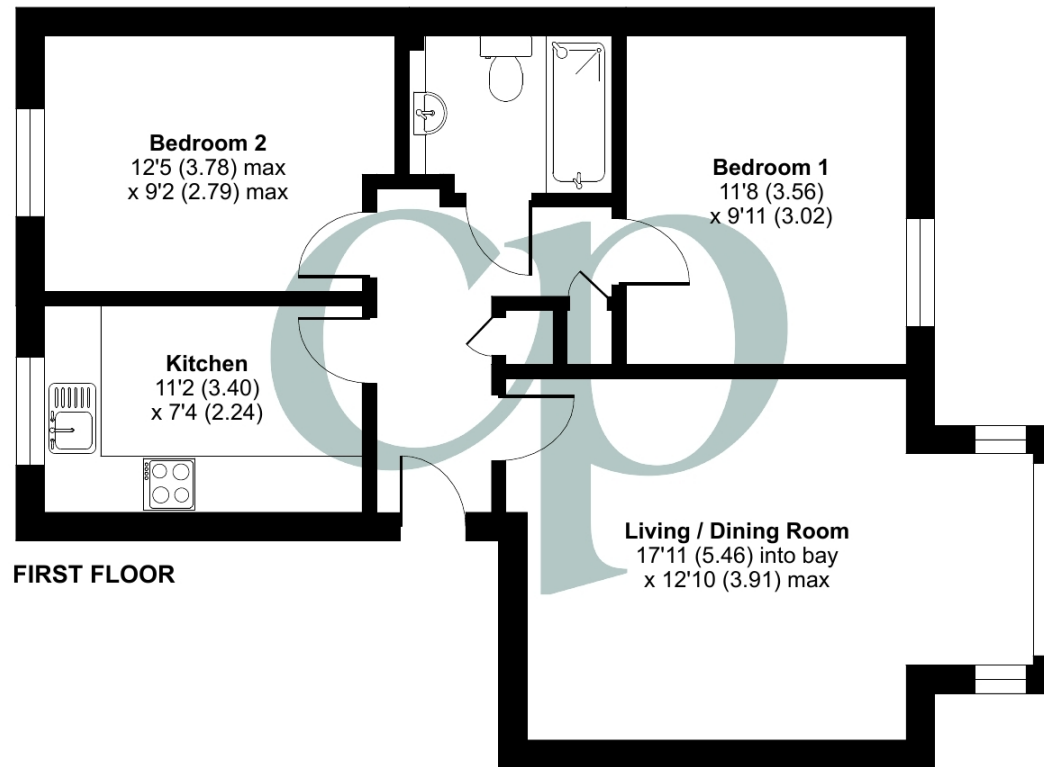
Ground Rent: £250 per annum.

Service Charge: £555.54 per quarter
(£2,222.16 per annum).



Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	73
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1253271

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Viewing by appointment only

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