



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FN
£230,000

country
properties

Whether you're looking for your first home, a pied à terre with city links, down-sizing or investing, this chain-free ground floor apartment could be for you! Set within a popular gated development, just 0.5 miles from the town centre amenities including the mainline rail station which provides a direct service to St Pancras International within 50 minutes, commuters are also well served by road links via the M1 (J12: 3.8 miles) and A1M (J10: 16 miles). The accommodation features a generous 22ft (max) reception room with large walk-in bay creating a perfect dining space, and fitted kitchen with appliances including oven, hob, extractor and fridge/freezer. Both of the bedrooms are doubles, with the principal having the benefit of en-suite facilities in addition to a separate bathroom. Externally, there are attractive communal gardens and allocated parking. EPC: D.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

ENTRANCE HALL

Entry phone system. Wood effect flooring. Wall mounted electric heater. Two built-in storage cupboards. Doors to kitchen, both bedrooms, bathroom and to:

LIVING/DINING ROOM

Dual aspect via walk-in bay with double glazed windows to front and double glazed window to side. Wall mounted electric fire. Wall mounted electric heater.

KITCHEN

Double glazed window to side aspect. 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 for washing machine and slimline dishwasher. Floor tiling. Wall mounted electric heater.

BEDROOM 1

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

BEDROOM 2

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



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. Wall mounted electric heater. Extractor.

OUTSIDE

OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: C.

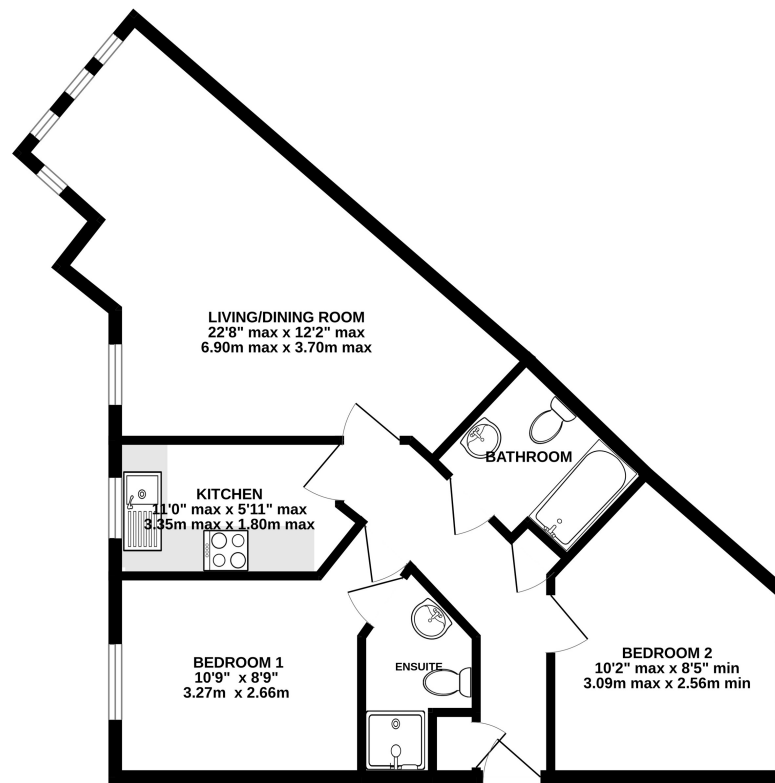
Lease: 125 years from 01/01/2005.

Ground Rent: £250 per annum.


Service Charge: £2,400 approx. per annum.
(TBC).



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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