



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FN
£215,000

country
properties

Whether you're looking for your first home, a pied à terre with city links, down-sizing or investing (potential rental income of approx. £925 pcm), this chain-free top 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 includes a living room with French doors to balcony, fitted kitchen with appliances including oven, hob, extractor and fridge/freezer, two double bedrooms and bathroom. Externally, there are attractive communal gardens and allocated parking.

EPC Rating: TBC.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Staircase to second floor landing.

SECOND FLOOR

ENTRANCE HALL

Accessed via private entrance door. Telephone entry system. Wall mounted electric heater. Built-in airing cupboard. Further built-in storage cupboard. Doors to all rooms.

LIVING ROOM

Double glazed French doors to front aspect leading to balcony. Contemporary style wall mounted electric fire. Additional wall mounted electric heater.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in electric oven and hob with extractor hood over. Integrated fridge/freezer. Space for dishwasher and washing machine. Floor tiling.

BEDROOM 1

UPVC double glazed window to front aspect. Wall mounted electric heater.

BEDROOM 2

Double glazed window to rear aspect. Wall mounted electric heater.

BATHROOM

Three piece suite comprising: Panelled bath with shower unit over, wash hand basin and close coupled WC. Wall and floor tiling. Electric shaver point. Wall mounted electric heater.

OUTSIDE

OFF ROAD PARKING

Allocated parking for one vehicle.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2005.

Ground Rent: £250 per annum (TBC).

Service Charge: £539.89 per quarter (TBC).



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.

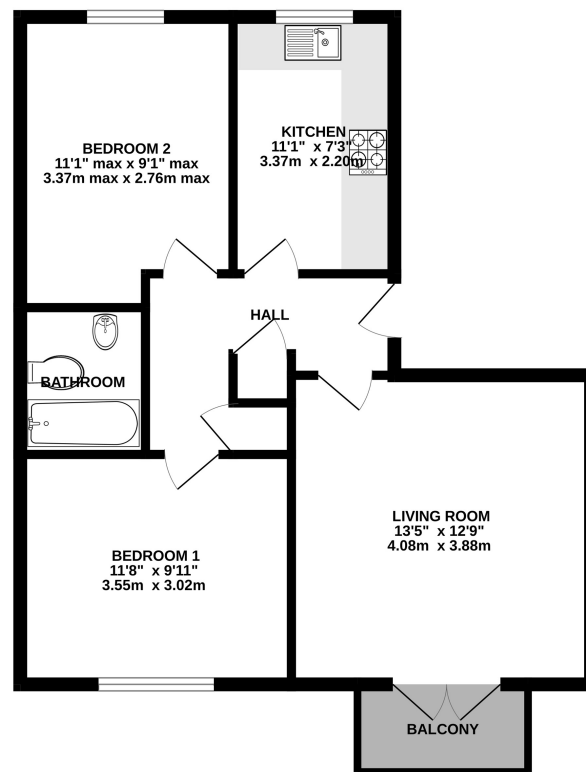
Details of the solicitor/conveyancer acting for you in your purchase.

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.



SECOND 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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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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