



# The Hawthorns

Flitwick,  
Flitwick, MK45 1FL  
£215,000

country  
properties

This chain-free first floor apartment is located in the heart of Flitwick, perfectly combining modern living with convenience. With no upper chain, the property offers a great opportunity whether you're a first-time buyer, downsizer, or investor. The accommodation includes an open plan living/dining room (the perfect space for relaxing or entertaining guests), modern fitted kitchen equipped with appliances including an oven, hob, extractor fan and fridge/freezer, two double bedrooms (the principal featuring an en-suite shower room) plus a separate bathroom. The property also has the benefit of allocated parking, providing peace of mind and added convenience. The mainline rail station, providing a direct service to St Pancras International, is within just 0.4 miles. EPC Rating: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

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

### FIRST FLOOR

#### LANDING

Private entrance door to:

#### ENTRANCE HALL

Entry phone system. Wall mounted electric heater. Built-in storage cupboard, plus separate airing cupboard. Doors to both bedrooms, bathroom and to:

#### LIVING/DINING ROOM

Two triple glazed windows. Contemporary wall mounted electric fire. Wall mounted electric heater.

#### KITCHEN

Triple glazed window. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated fridge/freezer. Space for dishwasher and slimline washing machine. Floor tiling.

#### BEDROOM 1

Triple glazed window. Wall mounted electric heater. Door to:

#### EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, low level WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted electric heater. Extractor.

#### BEDROOM 2

Double glazed window. Wall mounted electric heater.



## BATHROOM

Three piece suite comprising: Bath with mixer tap, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted electric heater. Extractor.

## OUTSIDE

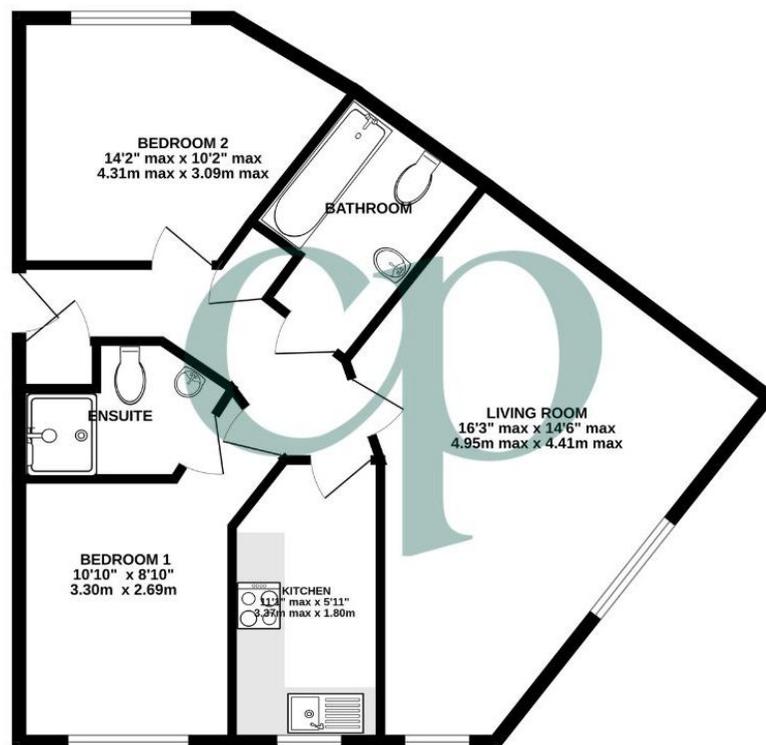
### OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: C.  
Lease: 125 years from 01/01/2005.  
Ground Rent: £250 per annum.  
Service Charge: £454.79 per quarter  
(£1,819.16 per annum). TBC.



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(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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