



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£237,500

COUNTRY PROPERTIES
PART OF HUNTERS

Offered for sale with no upper chain, this first floor apartment with allocated parking is set within a gated town centre development. Handy for commuters, the mainline rail station is within just 0.4 miles and provides a direct service to St Pancras International. The spacious accommodation includes a bay fronted living/dining room, fitted kitchen/breakfast room, two double bedrooms (the master with en-suite shower room) and bathroom. In our opinion, the property would make a great first time buy or buy to let investment (with a potential rental income of approx. £850 - £895 pcm).

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

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

LIVING/DINING ROOM

Walk-in bay with double glazed windows. Wall mounted electric fire. Wall mounted electric heater. Door to:

KITCHEN/BREAKFAST ROOM

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

BEDROOM 1

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

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower, WC with concealed cistern and wash hand basin with storage beneath. Wall tiling. Wall mounted electric heater. Extractor fan. Tiled floor.

BEDROOM 2

Double glazed window. Wall mounted electric heater.

BATHROOM

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

OUTSIDE

OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: C.

Lease: 125 years from 01 Jan 2005.

Ground Rent: £250 per annum (TBC).

Service Charge: £347 per quarter (TBC).



WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

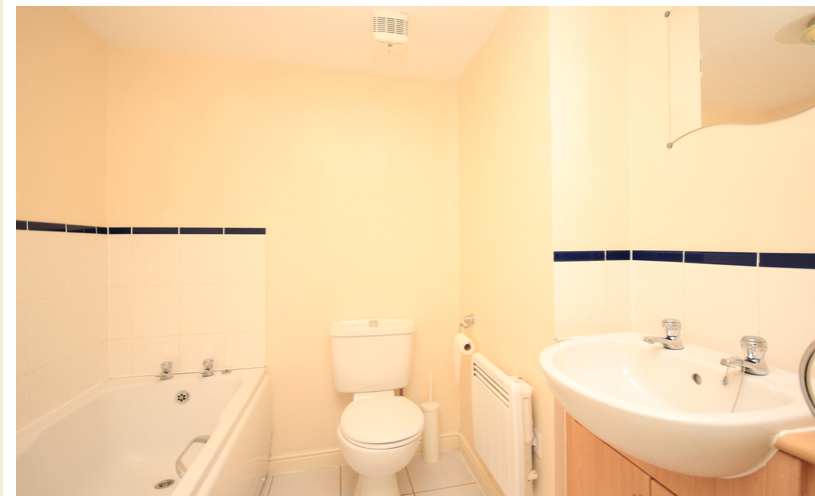
Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

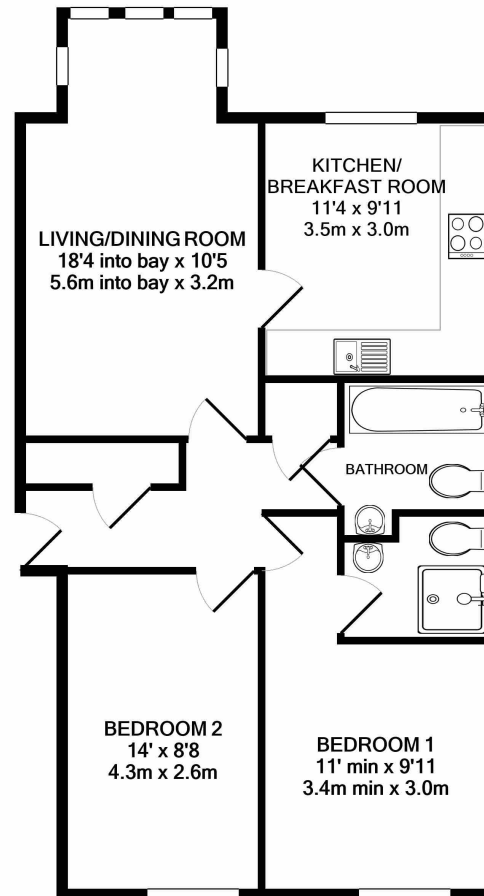
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 to 100) | A | | |
| (81 to 91) | B | 81 | 86 |
| (69 to 80) | C | | |
| (55 to 68) | D | | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | 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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