



# The Hawthorns

Flitwick,  
Bedfordshire, MK45 1FL  
£215,000

country  
properties

This chain-free top floor apartment with allocated parking is set within a gated town centre development, handy for the mainline rail station (0.3 miles). The accommodation includes a living room, fitted kitchen with built-in oven, hob, extractor and fridge/freezer, two bedrooms (the principal with fitted wardrobes) and bathroom. EPC Rating: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

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

### SECOND FLOOR

#### LANDING

Private entrance door to:

#### ENTRANCE HALL

Security entry phone. Wall mounted electric heater. Thermostat. Built-in airing cupboard. Doors to all rooms.

#### LIVING ROOM

Double glazed window. Wall mounted electric fire. Wall mounted electric heater.

#### KITCHEN

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 washing machine. Wall mounted electric heater. Floor tiling.

#### BEDROOM 1

Double glazed window with secondary glazed panel. Fitted wardrobes. Wall mounted electric heater.

#### BEDROOM 2

Two double glazed windows with secondary glazed panels. Wall mounted electric heater.

#### BATHROOM

Three piece suite comprising: Bath with shower over, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. 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: £464 per quarter.

Agents note: The property is currently tenanted, internal photographs were taken prior to their occupation when the apartment was vacant.

## 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.

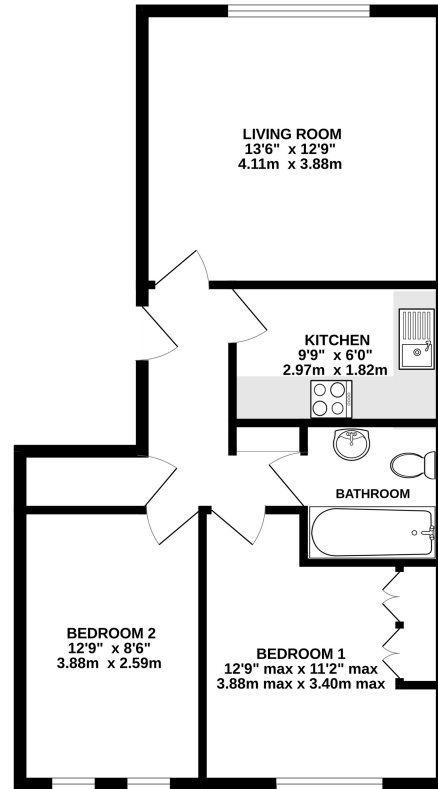
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

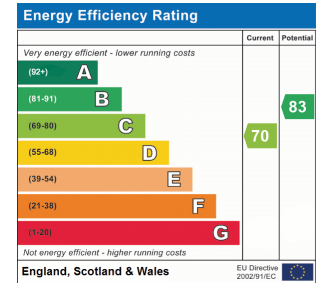
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



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 valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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