



The Forge, Vicarage Hill

Flitwick,
Bedfordshire, MK45 1GZ
£195,000

country
properties

Offered for sale with the benefit of no upper chain, this two bedroom ground floor apartment offers modern, open plan living with the bay fronted reception room incorporating a kitchen area, making an ideal space to relax and entertain. Electric gates provide access to an enclosed parking area. The property is situated towards the town outskirts, yet within just 0.4 miles of the mainline rail station and amenities at its heart, whilst a handy parade of shops/eateries is located adjacent to the apartment block. EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

ENTRANCE LOBBY

Double glazed window to front aspect. Intercom entry system. Wall mounted fuse box. Door to:

INNER HALL

Wall mounted electric heater. Built-in airing cupboard housing hot water tank. Doors to all rooms.

OPEN PLAN KITCHEN/LIVING ROOM

Dual aspect via walk-in bay with double glazed windows to front, and two double glazed windows to side. A range of base units with work surface areas incorporating stainless steel sink and drainer with mixer tap, and four ring electric hob with ceiling mounted extractor over. Built-in electric oven. Integrated refrigerator and washing machine. Plinth heater. Wall mounted electric heater. Television and telephone points.

BEDROOM 1

Two double glazed windows to side aspect. Wall mounted electric heater. Television and telephone points.

BEDROOM 2

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



BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Recessed spotlighting to ceiling. Wall mounted electric heater. Extractor. Shaver socket.

OUTSIDE

OFF ROAD PARKING

Electric gated access to enclosed parking area.

Current Council Tax Band: C.

Lease: 125 years from 1/11/2013.

Service Charge: £900 per annum (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.

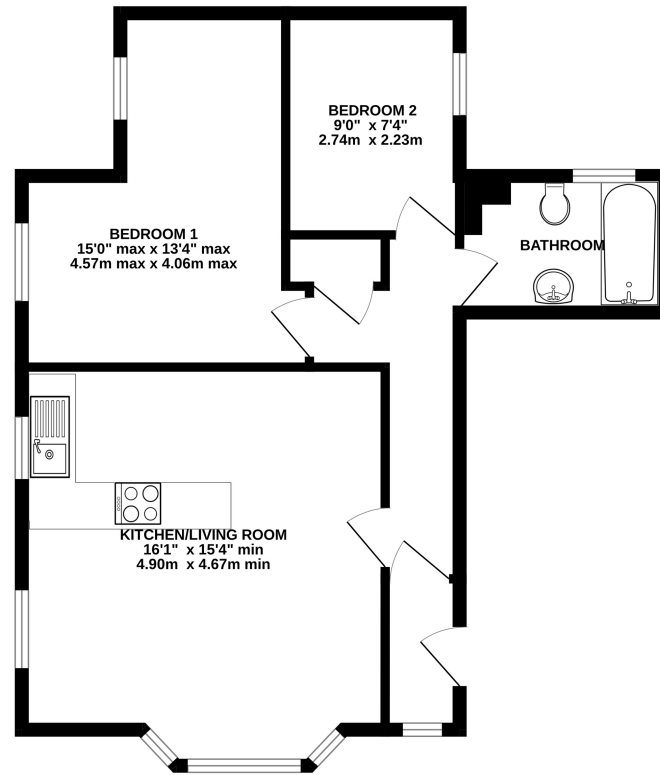
Details of the solicitor/conveyancer acting for you in your purchase.

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.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(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

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.
Made with Metropia ©2024

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties