



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FN
£210,000

country
properties

Set within a gated town centre development, this second floor apartment features a balcony accessed via French doors from the living room. Enjoying a southerly aspect, this additional outside space overlooks the attractive communal gardens. Both of the bedrooms are doubles and there is also a fitted kitchen with oven, hob, extractor and fridge/freezer, plus a modern bathroom. This well presented apartment also has the benefit of allocated parking. Great for commuters, the mainline rail station is just 0.5 miles and provides a service to St Pancras International within 50 minutes. Road links via M1 (J12) and A1M (J10) are within 3.8 miles and 16 miles respectively. EPC Rating: D.

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 system. Electric heater. Built-in storage cupboard. Further built-in airing cupboard housing hot water tank. Engineered wood flooring. Doors to all rooms.

LIVING ROOM

Double glazed French doors to front aspect leading to balcony, overlooking the communal gardens. Wall mounted contemporary style electric fire. Electric heater. Engineered wood flooring.

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 induction hob with extractor hood over. Integrated fridge/freezer. Space for washing machine and further appliance. Tiled floor.

BEDROOM 1

Double glazed window to front aspect. Electric heater. Telephone point.

BEDROOM 2

Double glazed window to rear aspect. Electric heater.

BATHROOM

Three piece suite comprising: Panelled bath with shower unit over, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Extractor fan. Electric heater.



OUTSIDE

ALLOCATED PARKING

Allocated parking space.

Current Council Tax Band: C.

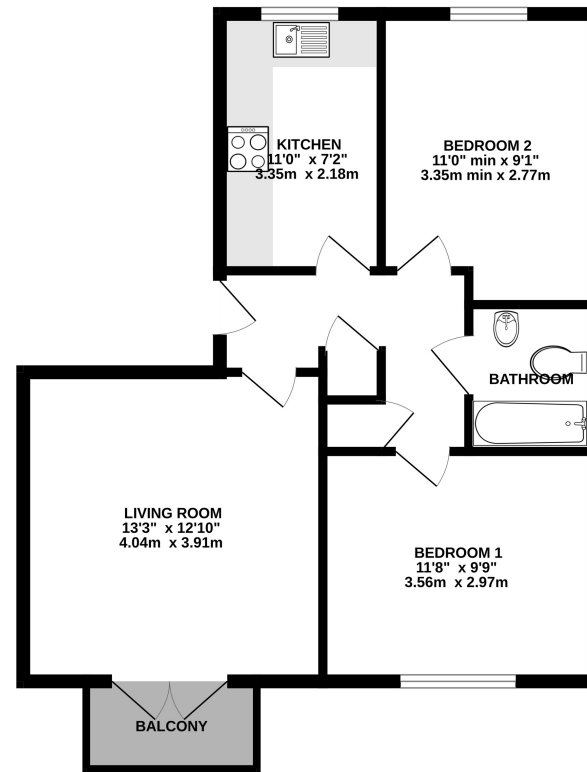
Lease: 125 years from 01/01/2005

Ground Rent: £250.00 (TBC).

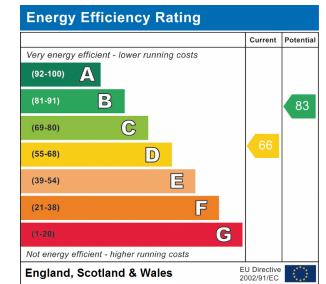
Service Charge: £607.06 per quarter
(£2,428.24 per annum).



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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Viewing by appointment only

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