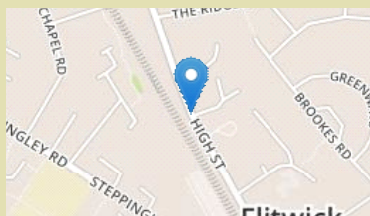




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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Situated within a gated town centre development, a modern two bedroom second floor apartment with balcony, allocated parking and no upper chain.

- Living room leading to balcony
- Fitted kitchen
- Two double bedrooms
- Bathroom
- No upper chain
- Convenient for mainline rail station

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. Doors to all rooms.

LIVING ROOM 13' 3" x 12' 10" (4.04m x 3.91m) UPVC double glazed French doors to front aspect leading to south facing balcony. Electric heater.

KITCHEN 11' x 7' 2" (3.35m x 2.18m) UPVC double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer unit with mixer tap. Built-in electric oven and four ring electric hob with extractor hood over. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Space for tumble dryer. Tiled floor.

BEDROOM 1 11' 8" x 9' 9" (3.56m x 2.97m) UPVC double glazed window to front aspect. Electric heater. Telephone point.

BEDROOM 2 11' min x 9' 1" (3.35m min x 2.77m) UPVC double glazed window to rear aspect. Electric heater.

BATHROOM Three piece suite comprising: Panelled bath with shower unit over, wash hand basin with vanity unit beneath and low level WC. Tiled walls and floor. Extractor fan. Electric heater.

OUTSIDE

ALLOCATED PARKING Allocated parking plus additional visitors parking.

Current Council Tax Band: C.

PRELIMINARY DETAILS