



# The Hawthorns

Flitwick,  
Bedfordshire, MK45 1FN  
£235,000

country  
properties

With the benefit of no upper chain, this ground floor apartment is set within a gated town centre development. Extending to 18ft in length, the generous living room features a deep walk-in bay, there is a fitted kitchen/dining room, two double bedrooms (the principal with en-suite shower room) plus a 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 A10 (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. Private entrance door to:

### ENTRANCE HALL

Security entry system. Two built-in cupboards, one housing hot water tank. Wall mounted electric heater. Doors to both bedrooms, bathroom and to:

### LIVING ROOM

Walk-in bay with double glazed windows to front and side aspects. Feature fireplace housing electric fire. Wall mounted electric heater. Door to:

### KITCHEN/DINING ROOM

Double glazed window to front 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 hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted electric heater. Tiled floor.

### BEDROOM 1

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

### EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with storage beneath. Tiled splashbacks. Wall mounted electric heater. Wood effect flooring.

### BEDROOM 2

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

### BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with storage beneath. Tiled splashbacks. Wall mounted electric heater. Tiled floor. 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 (TBC).  
Service Charge: £600 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).

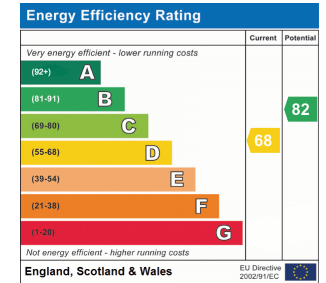
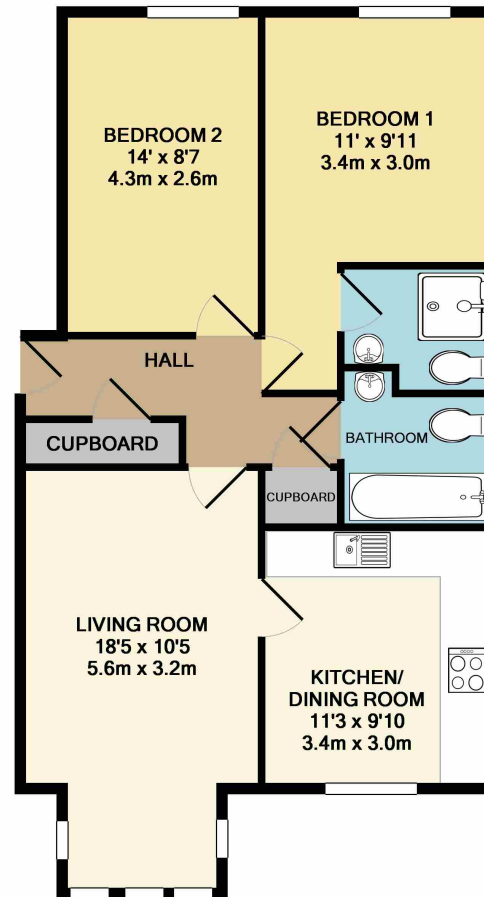
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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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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

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