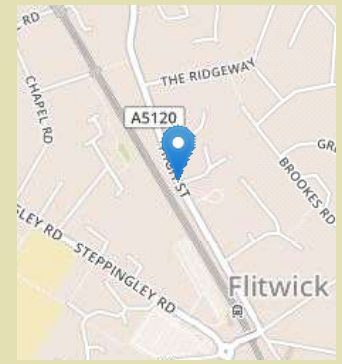


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Rating	Score	Rating	Score
A	92-100	A	92-100
B	82-91	B	82-91
C	72-81	C	72-81
D	62-71	D	62-71
E	52-61	E	52-61
F	42-51	F	42-51
G	1-41	G	1-41

2 Station Square
Flitwick MK45 1DP
01525 721000
flitwick@country-properties.co.uk

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.

The Hawthorns, FLITWICK,
Bedfordshire, MK45 1FN

£205,000

Offered for sale with no upper chain, a two bedroom second floor apartment with balcony and allocated parking situated within a gated development convenient for the mainline rail station.

- Living room leading to balcony
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Allocated parking
- Ideal First Time Buy or Buy to Let Investment



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GROUND FLOOR

COMMUNAL ENTRANCE HALL Accessed via communal entrance door with security entry system. Staircase to second floor landing.

FIRST FLOOR

ENTRANCE HALL Accessed via private entrance door. Telephone entry system. Wall mounted electric heater. Built-in airing cupboard. Further built-in storage cupboard. Doors to all rooms.

LIVING ROOM 13' 4" x 12' 9" (4.06m x 3.89m) UPVC double glazed French doors to front aspect leading to balcony. Wall mounted electric heater. Electric fire. Television point.

KITCHEN 11' 1" x 7' 3" (3.38m x 2.21m) 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 gas hob with extractor hood over. Built-in fridge/freezer. Space and plumbing for automatic washing machine and dishwasher.

BEDROOM 1 12' 4" max x 9' 1" (3.76m max x 2.77m) UPVC double glazed window to front aspect. Wall mounted electric heater. Telephone point.

BEDROOM 2 11' 8" x 9' 11" (3.56m x 3.02m) UPVC double glazed window to rear aspect. Wall mounted electric heater.

BATHROOM Three piece suite comprising: Panelled bath with shower unit over, wash hand basin and low level WC. Part tiled walls. Tiled floor. Electric shaver point.

OUTSIDE

ALLOCATED PARKING

Current Council Tax Band: C.

PRELIMINARY DETAILS

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