



Park Road

Westoning,
Bedfordshire, MK45 5LU

Guide Price **£150,000**

country
properties

With contemporary styling and no upper chain, this beautifully presented first floor apartment would make a great first step on the property ladder. The living room provides open access to a stylish kitchen complete with built-in oven, hob and extractor. These two areas are linked by a fitted breakfast bar (perfect for informal dining), whilst a double bedroom and modern bathroom complete the accommodation. Allocated parking is provided at the rear of the block. Handy for commuters, the property is within 2 miles of M1 (J12) and mainline rail stations at both Flitwick and Harlington (each providing a direct service to St Pancras International within 45 minutes). EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door.
Stairs to first floor landing.

FIRST FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Wall mounted electric heater. Doors to bedroom, bathroom and to:

LIVING ROOM

Double glazed window to rear aspect.
Wall mounted electric heater. Wood effect flooring. Open access to:

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. Tiled splashbacks. Breakfast bar. Built-in electric oven and ceramic hob with extractor over. Space for refrigerator and washing machine. Floor tiling. Recessed spotlighting to ceiling.

BEDROOM

Double glazed window to front aspect.
Wall mounted electric heater. Wood effect flooring.

BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Recessed spotlighting to ceiling.



OUTSIDE

ALLOCATED PARKING

Allocated parking space to rear of block.

Current Council Tax Band: A.

Lease: 125 years from 01/01/1988.

Ground Rent: TBC.

Service Charge: £781.00 per annum.

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;

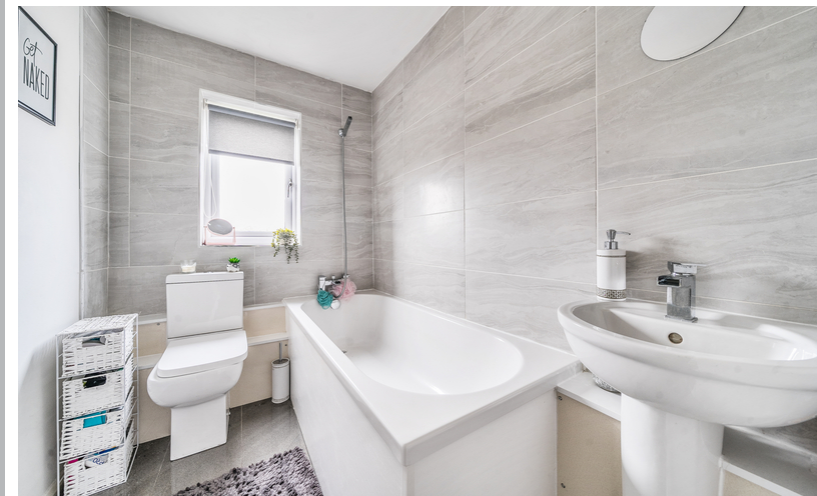
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

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.

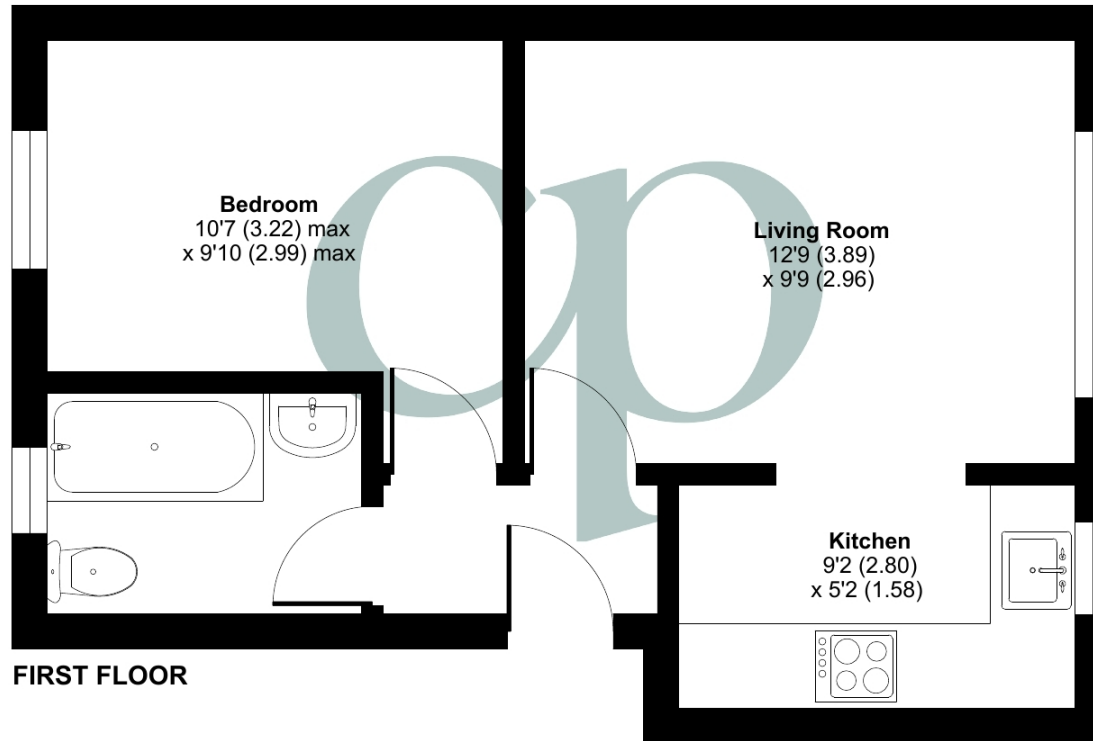
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 337 sq ft / 31.3 sq m

For identification only - Not to scale



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	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1202664

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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