



# Clover Road

Flitwick,  
Bedfordshire, MK45 1PH  
£210,000

country  
properties

This chain-free first floor maisonette with balcony also features its own garden and a garage in block. The spacious accommodation includes a private entrance, 17ft living/dining room, fitted kitchen, two double bedrooms (the principal with a range of fitted wardrobes and door to balcony) plus shower room. The garden has a south-westerly aspect and courtesy door giving direct access to the garage. The town centre amenities, including mainline rail station, are within just 0.5 miles on foot. EPC: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via private entrance door with double glazed inserts. Cupboard housing gas and electric meters. Stairs to first floor landing.

### FIRST FLOOR

### LANDING

Radiator. Access to all rooms.

### LIVING ROOM

Two double glazed windows to front aspect. Radiator. Wood effect flooring.

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for washing machine, refrigerator and cooker (with extractor over). Wood effect flooring.

### BEDROOM 1

Double glazed window to front aspect. Part double glazed door to balcony. A range of fitted wardrobes and overhead bridging units. Radiator. Wood effect flooring.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Electric heater. Built-in airing cupboard.

## OUTSIDE

### GARDEN

Mainly laid to lawn. Enclosed by timber fencing and brick walling with gated access. Courtesy door to garage.



## GARAGE

Single garage situated in nearby block.  
Courtesy door to garden.

Current Council Tax Band: B.

Lease: 125 years from 19/06/2015

Ground Rent: £150 per annum.

Insurance: £599.32 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.

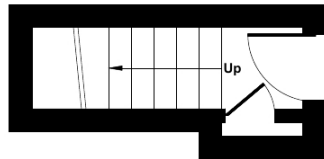


Approximate Area = 728 sq ft / 67.6 sq m

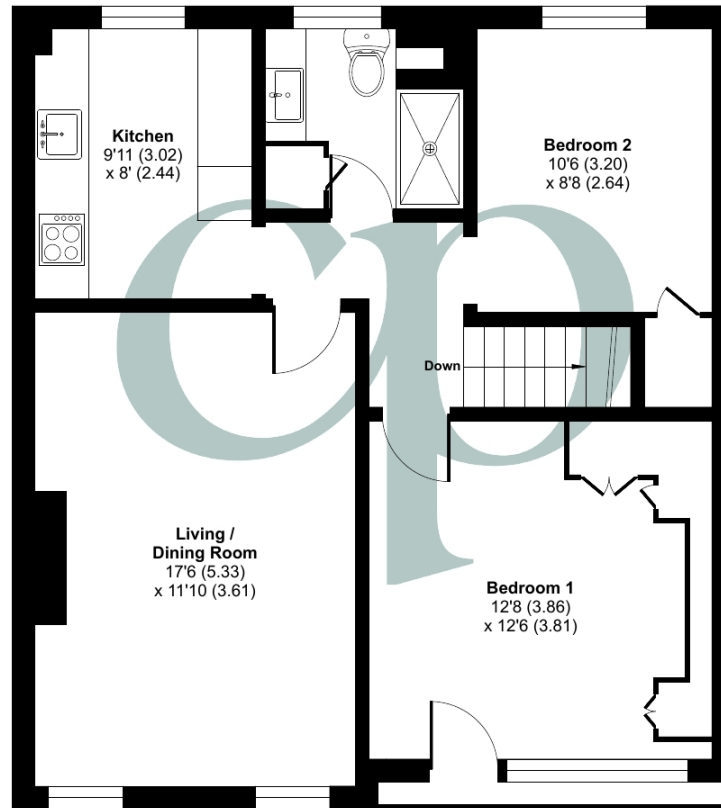
Garage = 149 sq ft / 13.8 sq m

Total = 877 sq ft / 81.4 sq m

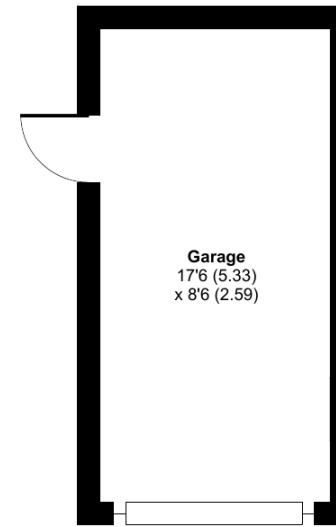
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
17'6 (5.33)  
x 8'6 (2.59)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1102695

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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