



Victoria Grove
Flitwick,
Bedfordshire, MK45 1GD
£225,000

COUNTRY PROPERTIES
PART OF HUNTERS

This beautifully presented top floor apartment is set within a popular modern development and has the benefit of two undercover parking spaces. The accommodation includes contemporary open plan living space with four windows maximising the light, incorporating a kitchen area with integrated appliances including oven, hob, hood, fridge/freezer, washer/dryer and dishwasher. In addition, there are two bedrooms and a stylish bathroom. Set towards the town outskirts, yet within just 1.2 miles of the mainline rail station and further town centre amenities, the property would make a great commuter pad, first time buy or investment opportunity (with a potential rental income of approx. £875 pcm). EPC Rating: B.

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. Radiator. Two built-in storage cupboards. Doors to both bedrooms, bathroom and to:

LIVING ROOM

Dual aspect via double glazed window to front and two double glazed windows to side. Radiator. Open access to:

OPEN PLAN KITCHEN AREA

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in oven, hob and extractor. Integrated fridge/freezer, washer/dryer and slimline dishwasher. Wall tiling. Cupboard housing gas fired boiler. Extractor. Wood effect flooring.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BATHROOM

Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Shaver socket. Radiator. Extractor. Wood effect flooring.

OUTSIDE

OFF ROAD PARKING

Two allocated spaces (marked 'L') within facing carports.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2016.

Ground Rent & Service Charge: £1,500 approx. per annum (TBC).

A one-off payment to the Management Company will be required upon completion of purchase, to include a Certificate of Compliance.



LOCATION

Commuters are drawn to Flitwick for the convenient transport links, there are direct trains from Flitwick's rail station to London St Pancras in approx. 40 mins and junction 12 of the M1 motorway is within 4 miles. Amenities include a Tesco and Aldi supermarket, Co-op and many smaller shops as well as an open air market every Friday.

There are three primary schools and a middle school within the town itself whilst Redborne Upper School (with an Ofsted rating of 'Outstanding') is situated on the Ampthill/Flitwick borders. There is a modern leisure centre with swimming pool, library, skate park, four public houses, Chinese and Indian restaurants, cafés and take-away's. Flitwick is broadly equidistant between the larger towns of Bedford and Luton (each approx. 10 miles) and the city of Milton Keynes with it's theatre district, modern shopping centre and leisure complex is within 14 miles.

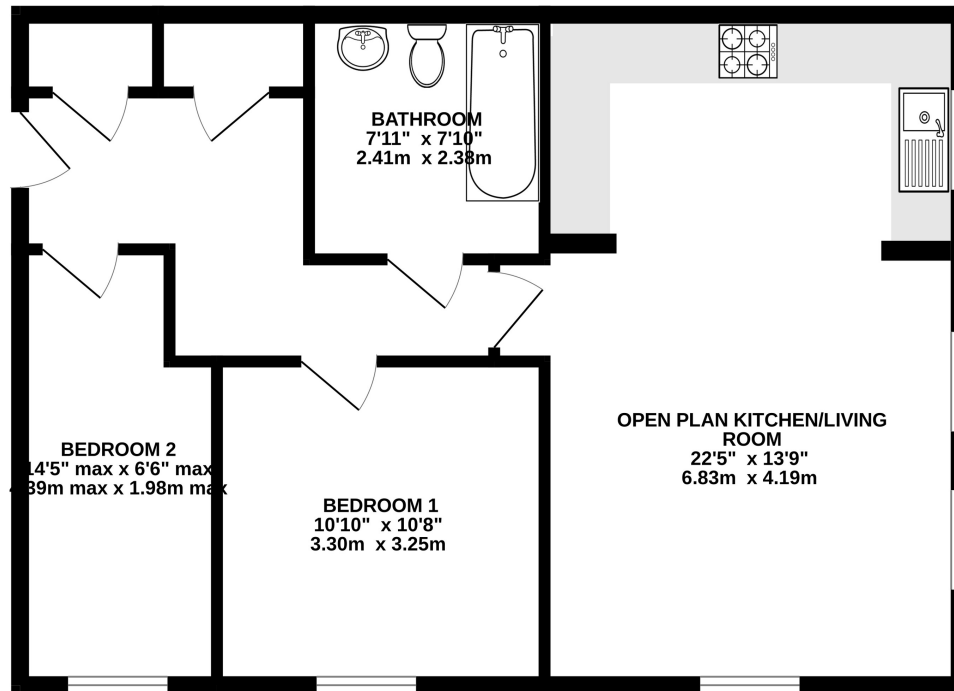
Points of interest in the town include Flitwick Moor nature reserve (a site of special scientific interest), the Grade I listed Church of St Peter & St Paul, Flitwick Manor (currently run as an hotel) and The Mount, the former site of a timber motte-and-bailey castle. There are proposals for the redevelopment of the town centre which is sure to make Flitwick an even more desirable place to live.

DRAFT DETAILS

Awaiting approval.



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	82	82
(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	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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