

# High Street

Flitwick,  
Bedford, MK45 1DS  
£185,000



country  
properties

Conveniently positioned within the heart of the town, minutes from the mainline rail station (0.2 miles), this first floor apartment is offered for sale with the benefit of no upper chain. With contemporary styling throughout, the accommodation includes a dual aspect living room, newly fitted kitchen with a range of integrated appliances including oven, induction hob, extractor canopy, refrigerator and washer/dryer, dual aspect double bedroom and modern bathroom. In addition to double glazed windows and gas to radiator heating, the property has the benefit of MVHR (mechanical ventilation with heat recovery) which continually circulates fresh air, heated in the winter and cool in the summer, along with air conditioning units to both the kitchen/dining room and bedroom. EPC Rating: C.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to first floor.

## FIRST FLOOR

### LANDING

Private entrance door to:

### ENTRANCE HALL

Telephone entry system. Radiator. Wood effect flooring. Built-in storage cupboard. Doors to bedroom, bathroom and to:

### KITCHEN/DINING ROOM

Double glazed window to side aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and induction hob with extractor over. Integrated refrigerator and washer/dryer. Air conditioning unit. Recessed spotlighting to ceiling. Wood effect flooring.

### LIVING ROOM

Dual aspect via two double glazed windows to front and double glazed window to side. Radiator. Cupboard housing wall mounted gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring.

### BEDROOM

Dual aspect via two double glazed windows to rear and double glazed window to side. Radiator. Air conditioning unit. Recessed spotlighting to ceiling. Wood effect flooring.

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Panelled bath with mixer tap/shower attachment and glazed screen, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling. Wood effect flooring.



## OUTSIDE

### OFF ROAD PARKING

Allocated parking space to rear.

Council Tax Band: TBC (the property is in the process of being changed from commercial to residential.

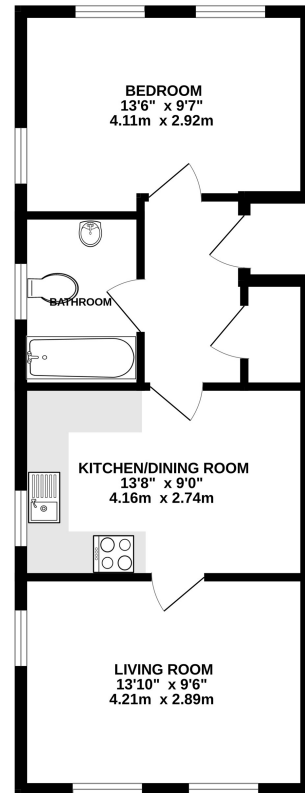
Lease: 999 years from 24/10/2019.

Ground Rent: £0.00 per annum (TBC).

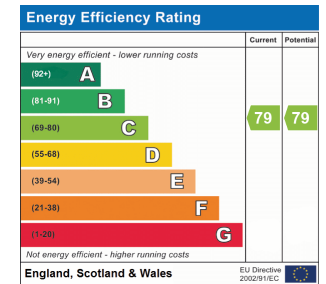
Service Charge: £793.32 per annum (TBC).



FIRST FLOOR



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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