



The Willows

Flitwick,
Bedfordshire, MK45 1BW
£180,000

country
properties

This well presented first floor maisonette with allocated parking is conveniently located within the heart of the town centre, just 0.2 miles from the mainline rail station, great for those working in the capital but wanting a base outside of the city. The well proportioned accommodation includes a living room, fitted kitchen, double bedroom and bathroom. In our opinion, the property would also make a great first step on the property ladder or Buy to Let investment with a potential rental income of approx. £800 pcm. EPC Rating: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed fanlight. Double glazed window to side aspect. Tiled floor. Stairs to first floor landing.

FIRST FLOOR

LANDING

Hatch to loft. Electric panel heater. Coving to ceiling. Two built-in cupboards. Doors to all rooms.

LIVING ROOM

Double glazed window to front aspect. Electric panel heater. Coving to ceiling.

KITCHEN

Double glazed window to rear aspect. A range of floor and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Space for washing machine, fridge/freezer and cooker (with extractor over). Electric heater.

BEDROOM

Double glazed window to front aspect. Electric panel heater. Coving to ceiling.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with electric shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail.



OUTSIDE

OFF ROAD PARKING

Allocated parking for one vehicle.

Current Council Tax Band: B.

Lease: 189 years from 25/03/1989.

Ground Rent/Service Charge: £360 per annum. (TBC).

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.

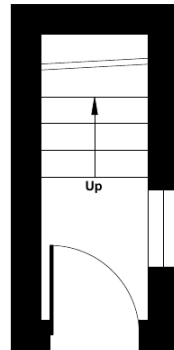
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

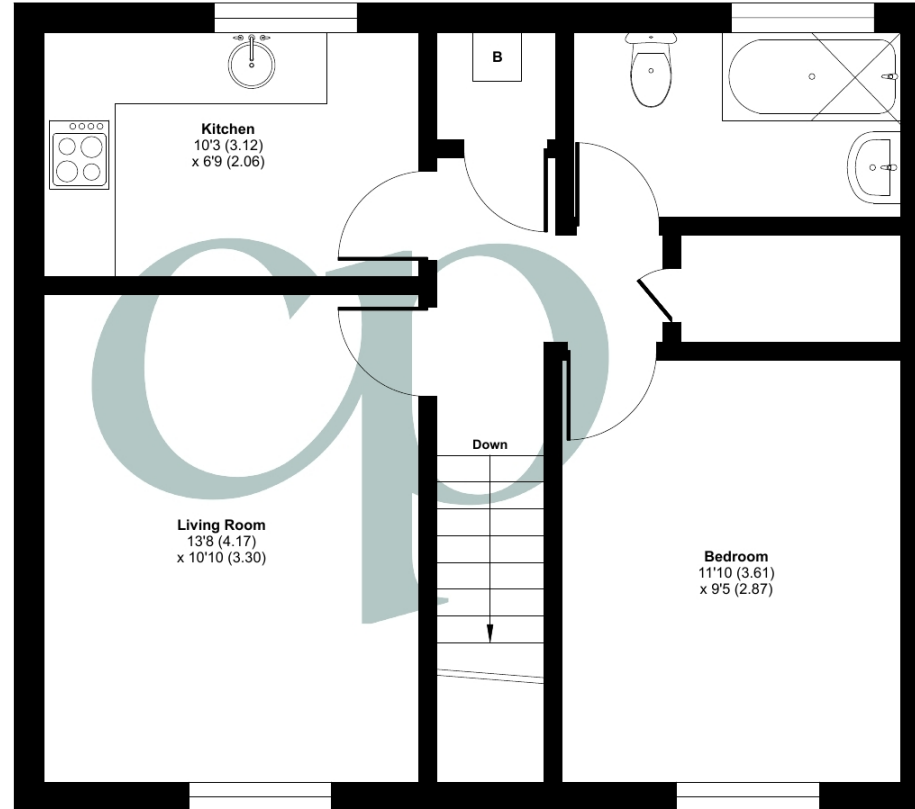


Approximate Area = 528 sq ft / 49 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
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: 1111476

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

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