



Victoria Grove

Flitwick,
Bedfordshire, MK45 1GD

Offers Over **£220,000**

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properties

This beautifully presented first floor apartment is set within a popular modern development and has the benefit of allocated parking for two vehicles. The contemporary open plan living space incorporates a kitchen area with a range of integrated appliances including oven, hob, extractor, fridge/freezer, washer/dryer and dishwasher. This light and airy space has four windows (including a walk-in bay) to flood the area with natural light. 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. £975 pcm). EPC Rating: B.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

FIRST FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Entry phone system. Two built-in storage cupboards. Wood effect flooring. Radiator. Doors to both bedrooms, bathroom and to:

LIVING/DINING ROOM

Dual aspect via walk-in bay with double glazed windows to front and two double glazed windows to side. Two radiators. Open access to:

KITCHEN AREA

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

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobe with sliding doors.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BATHROOM

Three piece suite comprising: Bath with wall mounted shower unit over, WC with concealed cistern and pedestal wash hand basin with mixer tap. Wall tiling. Fitted mirror fronted cabinets. Heated towel rail. Extractor. Wood effect flooring.



OUTSIDE

OFF ROAD PARKING

Allocated parking for two vehicles.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2016.

Ground Rent: £225 per annum (TBC).

Service Charge: £1,518 per annum (TBC).

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

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.

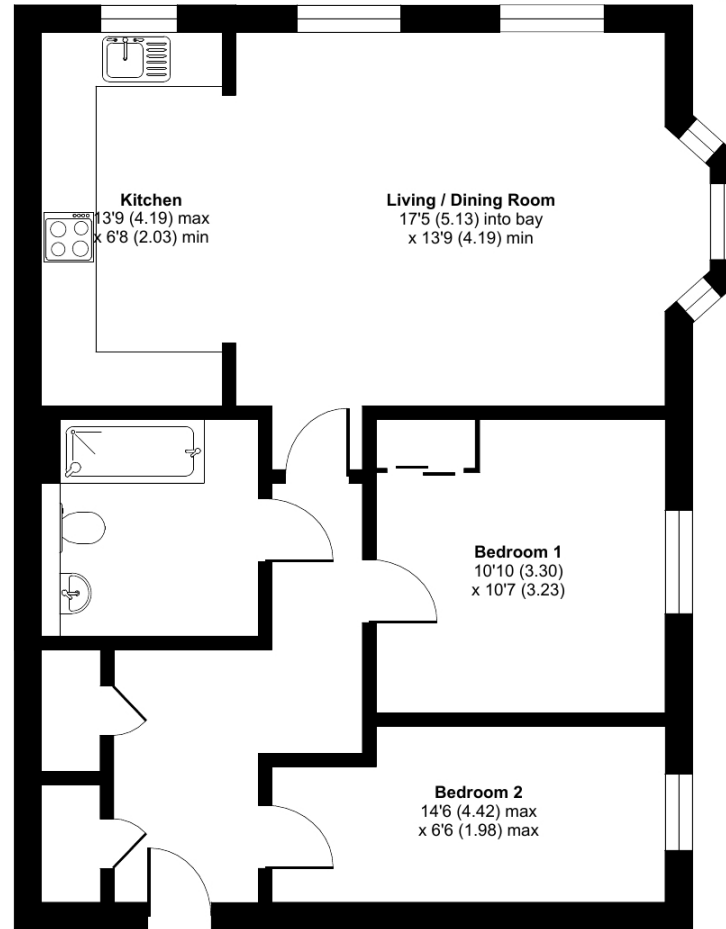
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 748 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	82
(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: 1087570

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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