



The Willows

Flitwick,
Bedfordshire, MK45 1BW
£190,000

country
properties

With no upper chain, this first floor maisonette with allocated parking will also benefit from a newly extended lease (currently in progress). The property is conveniently located within the heart of the town centre, just 0.2 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. £825 pcm. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

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

FIRST FLOOR

LANDING

Wall mounted electric storage heater. Built-in airing cupboard, plus separate storage cupboard. Doors to all rooms.

LIVING ROOM

Double glazed window to front aspect. Wall mounted electric storage heater.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for refrigerator and washing machine. Wall mounted electric heater.

BEDROOM

Double glazed window to front aspect. Wall mounted electric storage heater.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with electric shower unit over, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Wall mounted electric heater. Wood effect flooring.



OUTSIDE

OFF ROAD PARKING

Allocated parking for one vehicle.

Current Council Tax Band: B

Lease: 99 years from 25/03/1989*

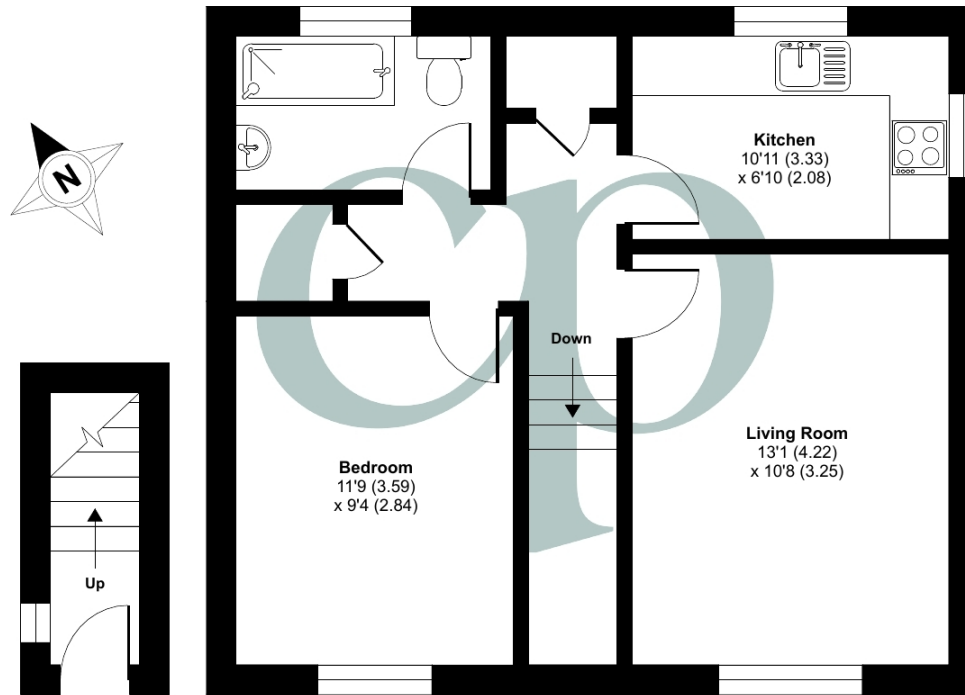
Service Charge: £180.00 twice yearly
(£360 per annum).

*The lease is currently in the process of
being extended.



Approximate Area = 526 sq ft / 48.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Country Properties. REF: 1275992

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Viewing by appointment only

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