



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£240,000

country
properties

This first floor apartment is set within a gated development, just 0.4 from the mainline rail station and further town centre amenities, making it great for commuters. The well presented accommodation includes a living room and modern fitted kitchen with built-in oven, hob and extractor plus integrated fridge/freezer. There are two double bedrooms (both having fitted furniture, with the second providing the option to utilise as a home office if preferred), plus bathroom. The property further benefits from allocated parking. EPC Rating: C.

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. Wall mounted electric heater. Heated towel rail. Wood effect flooring. Built-in airing cupboard. Doors to all rooms.

LIVING ROOM

Double glazed window. Wall mounted electric heater. Wood effect flooring.

KITCHEN

A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in oven and induction hob with extractor over. Integrated fridge/freezer. Space for dishwasher and washing machine. Wall mounted electric heater. Floor tiling. Extractor fan.

BEDROOM 1

Triple glazed window. Fitted wardrobe and drawer units. Wall mounted electric heater.

BEDROOM 2

Two triple glazed windows. Fitted wardrobe, desk/dressing table and additional storage. Wall mounted electric heater. Wood effect flooring.



BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Fitted cupboard. Floor tiling. Extractor fan.

OUTSIDE

ALLOCATED PARKING

Allocated parking space.

Current Council Tax Band: C.

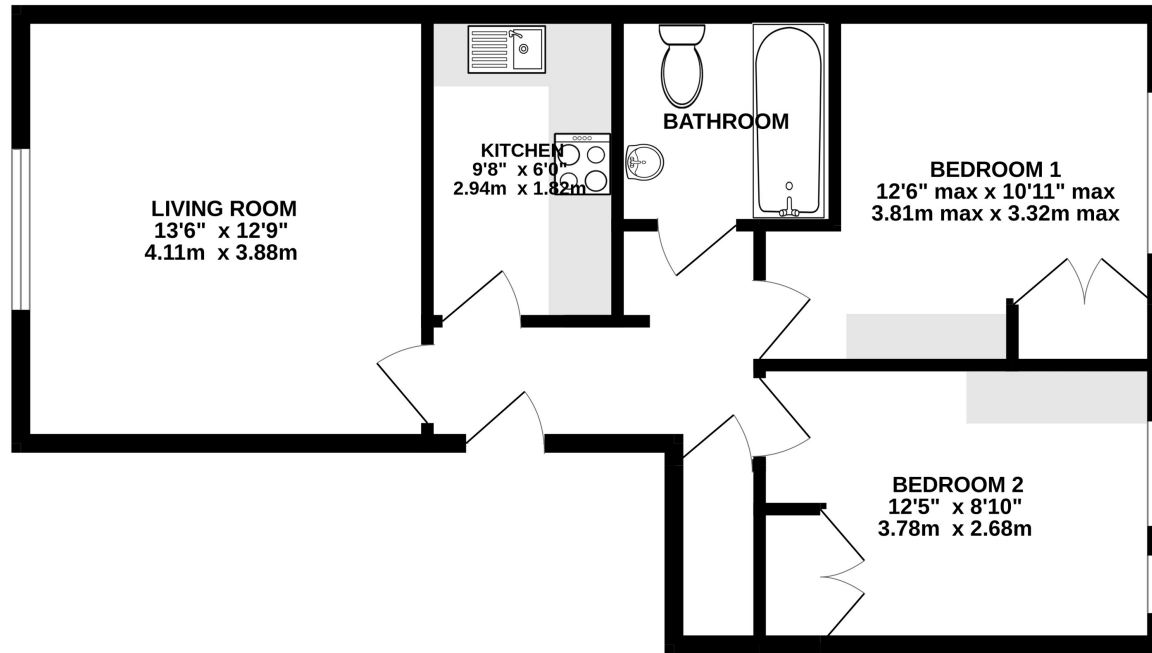
Lease: 125 years from 01/01/2005.

Ground Rent: £250 per annum (TBC).

Service Charge: £489.07 per quarter
(£1,956.29 per annum) (TBC).



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	86
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	80	86
	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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Viewing by appointment only

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