



# Flat 3 Kings Court, Kings Road

Flitwick,  
Bedfordshire, MK45 1EW  
£200,000

country  
properties

With no upper chain and allocated parking, this first floor apartment will also benefit from a newly extended Lease to a lengthy 161 years. Newly refurbished to include a refitted kitchen and bathroom, replacement doors, radiators and floor coverings (June 2024) plus replacement windows (December 2023), the accommodation also includes a generous 16ft living room and two bedrooms. A small parade of shops is located on neighbouring Station Road, whilst the mainline rail station and further town centre amenities are within just 0.5 miles. In our opinion, the property would make a great first step on the property ladder or Buy to Let investment with a potential rental income of approx. £900 pcm. 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

Cupboard housing electric consumer unit. Part glazed private door to:

### ENTRANCE HALL

Intercom entry system. Radiator. Built-in storage cupboard. Doors to all rooms.

### LIVING ROOM

Two double glazed windows to front aspect. Radiator.

### KITCHEN

Double glazed window to side aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Breakfast bar. Wood effect flooring.

### BEDROOM 1

Double glazed window to rear aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BATHROOM

Opaque double glazed window to side aspect. Refitted three piece suite comprising: Bath with mixer tap/shower attachment and rainfall style showerhead over, close coupled WC and wash hand basin with mixer tap and storage beneath. Illuminated mirror. Heated towel rail. Wood effect flooring.



## OUTSIDE

### OFF ROAD PARKING

Allocated parking space.

Current Council Tax Band: A.

Lease: 99 years from 29/09/1987 which is in the process of being extended by a further 99 years.

Ground Rent/Service Charge: £438.25 per quarter.

### 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.

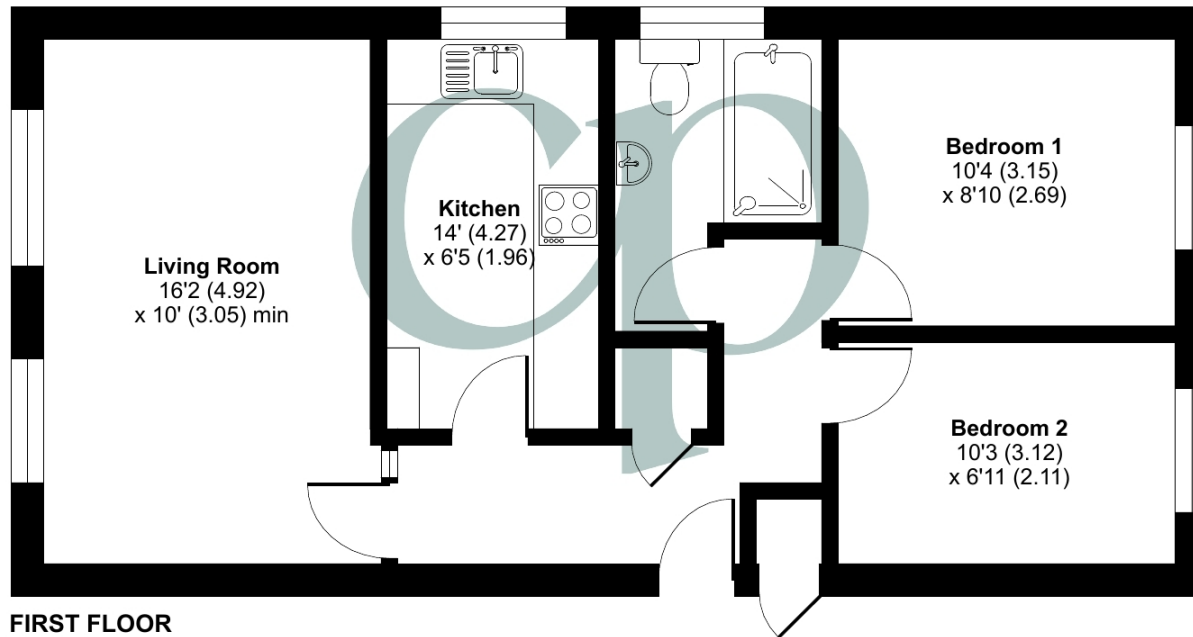
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 552 sq ft / 51.3 sq m (excludes store)

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	75	76
(55-68)	D		
(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: 1151179

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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