



Steppingley Road

Flitwick,
Bedfordshire, MK45 1QZ
£220,000

country
properties

With the benefit of no upper chain, this first floor maisonette is conveniently situated within the heart of the town centre, minutes from the mainline rail station (just 0.2 miles). The well presented accommodation includes a 20ft dual aspect living/dining room, fitted kitchen with appliances including oven, hob, extractor, dishwasher, washing machine, tumble dryer and fridge/freezer, two bedrooms (the principal with fitted wardrobes) and bathroom with four piece suite including bath and separate shower cubicle. Allocated parking for one vehicle is provided within a gated area at the rear of the block. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed fanlight. Radiator. Wall mounted fuse box. Floor tiling. Stairs to first floor landing.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to part boarded loft with ladder and light. Built-in storage cupboard. Further overhead storage cupboard. Doors to all rooms.

LIVING/DINING ROOM

Dual aspect via double glazed windows to front and rear. Wall mounted electric fire. Wood effect flooring. Dado rail. Two radiators. Wall light points. Virgin Media TV and broadband point.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating ceramic sink and drainer with mixer tap. Wall tiling. Built-in electric oven and gas hob with extractor over. Integrated dishwasher. Washing machine, fridge/freezer and tumble dryer. Recessed spotlighting to ceiling. Tile effect flooring.

BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobe with part mirrored sliding doors. Radiator. Open Reach telephone and broadband point.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Wall mounted television.



BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Built-in over stairs cupboard housing gas fired combination boiler.

OUTSIDE

OFF ROAD PARKING

Allocated parking space within gated parking area to rear of block (secured by padlock).

NB. The property has the benefit of a Gas Safety Certificate (issued July 2024) and Electrical Inspection Condition Report (issued June 2024).

Current Council Tax Band: B.

Lease: From 14/09/2010 to 25/03/2215.

Ground Rent: Peppercorn.

Service Charge: £1,010 per annum. approx. (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.

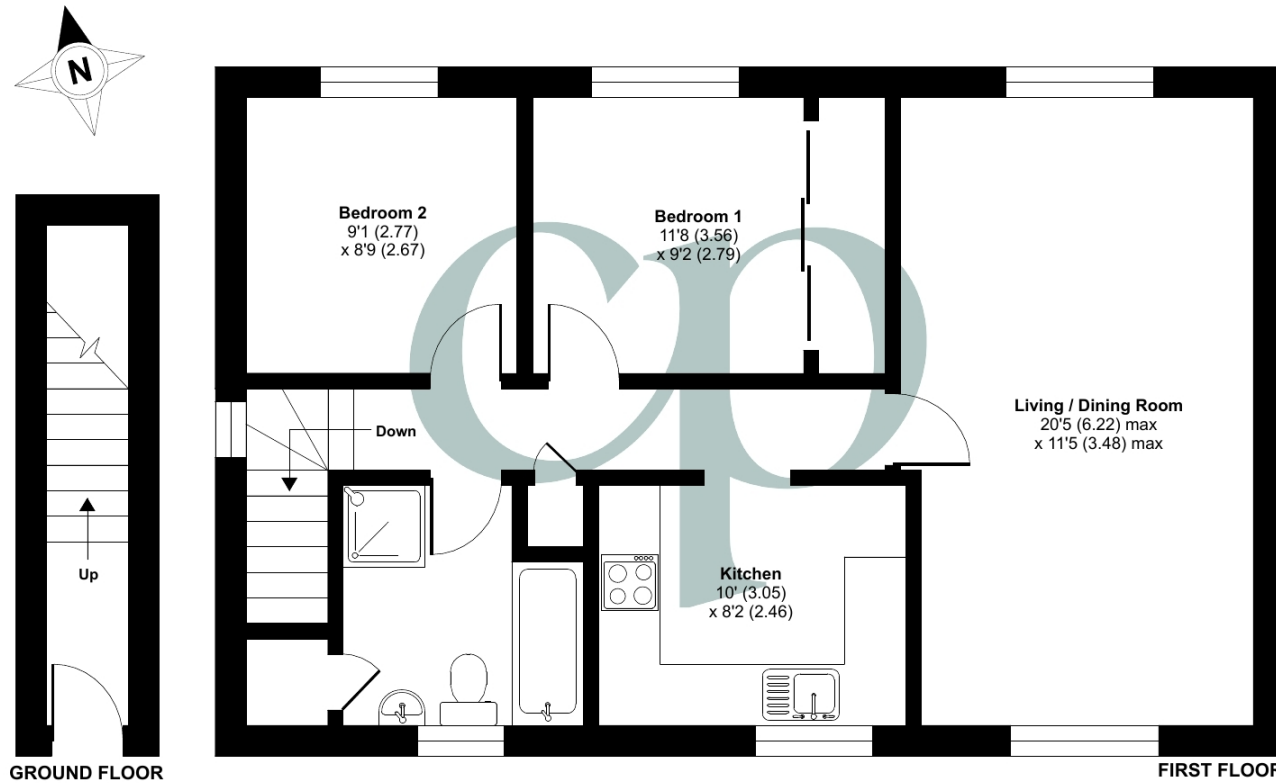
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 716 sq ft / 66.5 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	77
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1206605

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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