



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£215,000

country
properties

With the benefit of no upper chain, this ground floor apartment would make a great first step on the property ladder, or opportunity for those wishing to downsize. Conveniently set just off the High Street, handy for the town centre amenities and mainline rail station, the apartment features lateral living to include a reception room, fitted kitchen complete with built-in oven, hob and hood plus integrated fridge/freezer, two double bedrooms (the principal with en-suite facilities) and a bathroom. The property further benefits from allocated parking. EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry phone system. Private entrance door to:

ENTRANCE HALL

Wall mounted security entry phone. Two built-in cupboards. Wall mounted electric heater. Doors to kitchen, both bedrooms, bathroom and to:

LIVING/DINING ROOM

Two double glazed windows. Wall mounted electric fire. Wall mounted electric heater.

KITCHEN

Double glazed window. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Tiled flooring. Wall mounted electric heater.

BEDROOM 1

Double glazed window. Wall mounted electric heater. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin. Wall and floor tiling. Extractor. Wall mounted electric heater.

BEDROOM 2

Double glazed window. Wall mounted electric heater.

BATHROOM

Three piece suite comprising: Bath, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Extractor. Wall mounted electric heater.

OUTSIDE

OFF ROAD PARKING

Allocated parking space.

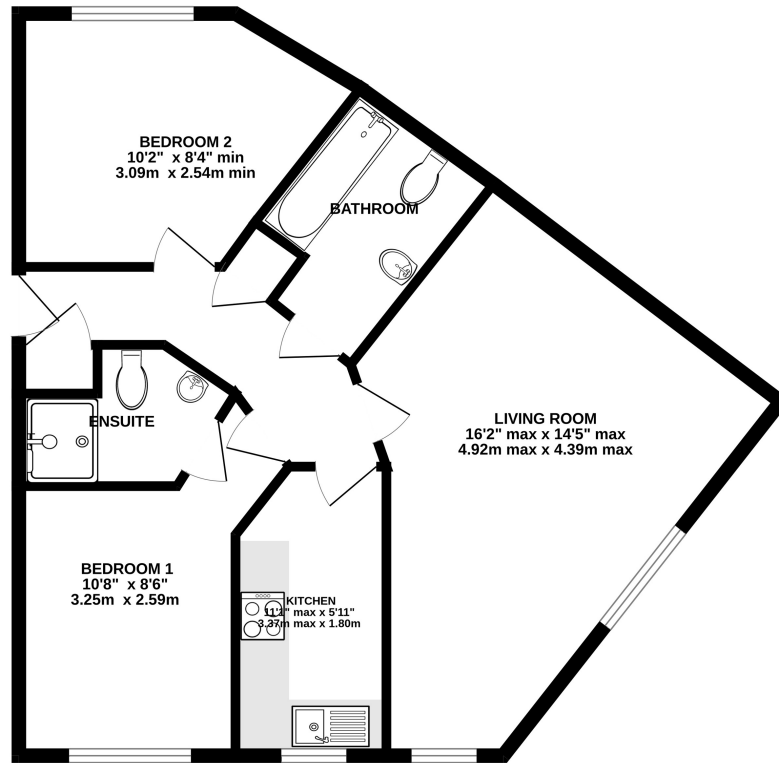
Current Council Tax: C.

Lease: 125 years from 01/01/2005.


Ground Rent: £250 per annum.

Service Charge: £541.43 per quarter (£2,165.72 Per annum).

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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