



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£230,000

country
properties

Set within a gated town centre development, this top floor apartment features a balcony seating area (accessed via French doors from the living room) which overlooks the communal gardens. The accommodation also includes a fitted kitchen with space to dine, two double bedrooms, en-suite shower room and separate bathroom. Also having the benefit of allocated parking, the property is conveniently situated just 0.3 miles from the mainline rail station which provides a direct service to St Pancras International. EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to second floor landing.

SECOND FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Intercom security entry system. Wall mounted electric heater. Two built-in cupboards, one housing water tank. Doors to kitchen/dining room, bathroom, two bedrooms and to:

LIVING ROOM

Double glazed French doors to front aspect leading to balcony. Wall mounted electric heater. Door to:

KITCHEN/DINING ROOM

Double glazed window to front aspect. Fitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven and induction hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Floor tiling. Wall mounted electric heater.

BEDROOM 1

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



EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with storage beneath. Tiled splashbacks. Extractor. Floor tiling. Wall mounted electric heater.

BEDROOM 2

Double glazed window to rear aspect. Wall mounted electric heater.

BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with storage beneath. Tiled splashbacks. Extractor. Wall mounted electric heater. Floor tiling.

OUTSIDE

ALLOCATED PARKING

Allocated parking space.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2005.

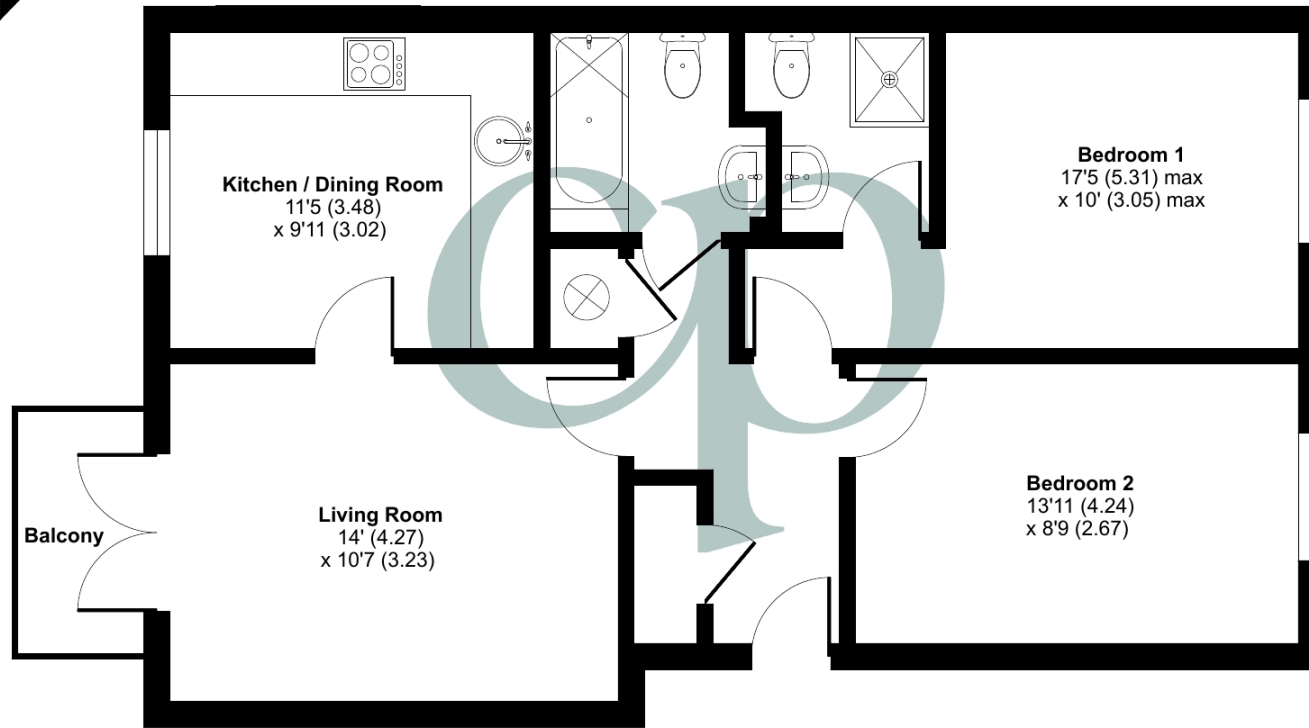
Ground Rent: £250 per annum (TBC).

Service Charge: £582 per quarter/
£2,328 per annum (TBC).



Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	75	83
(81-91)	B		
(69-80)	C		
(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). © nchecon 2024. Produced for Country Properties. REF: 1202004

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Viewing by appointment only

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