



**Connells**

Kings Court Kings Road  
Flitwick



### Property Description

This Ground floor well presented flat is situated a short walk from Flitwick train station (Thameslink line) and offered for sale with a roomy entrance hallway, a re-fitted kitchen and bathroom well proportioned living room and bedrooms, communal rear garden, allocated parking, no onward chain. Early viewing is advised.

### Entrance / Hallway

Door to front, radiator, built in storage cupboard. Doors to all rooms.

### Kitchen

10' 11" x 6' 4" ( 3.33m x 1.93m )  
Double glazed window to side aspect, boiler, wall to base fitted units, work surfaces, sink with drainer, plumbing for dishwasher and washing machine, space for fridge freezer,

### Living Room

16' 2" x 10' 1" ( 4.93m x 3.07m )  
Double glazed windows to front aspect, radiator, tv point.

### Bathroom

Double glazed window to side aspect, low level WC, Panelled bath, hand wash basin, tiling.

### Bedroom 1

9' 1" x 10' 6" ( 2.77m x 3.20m )  
Double glazed window to rear aspect, radiator.

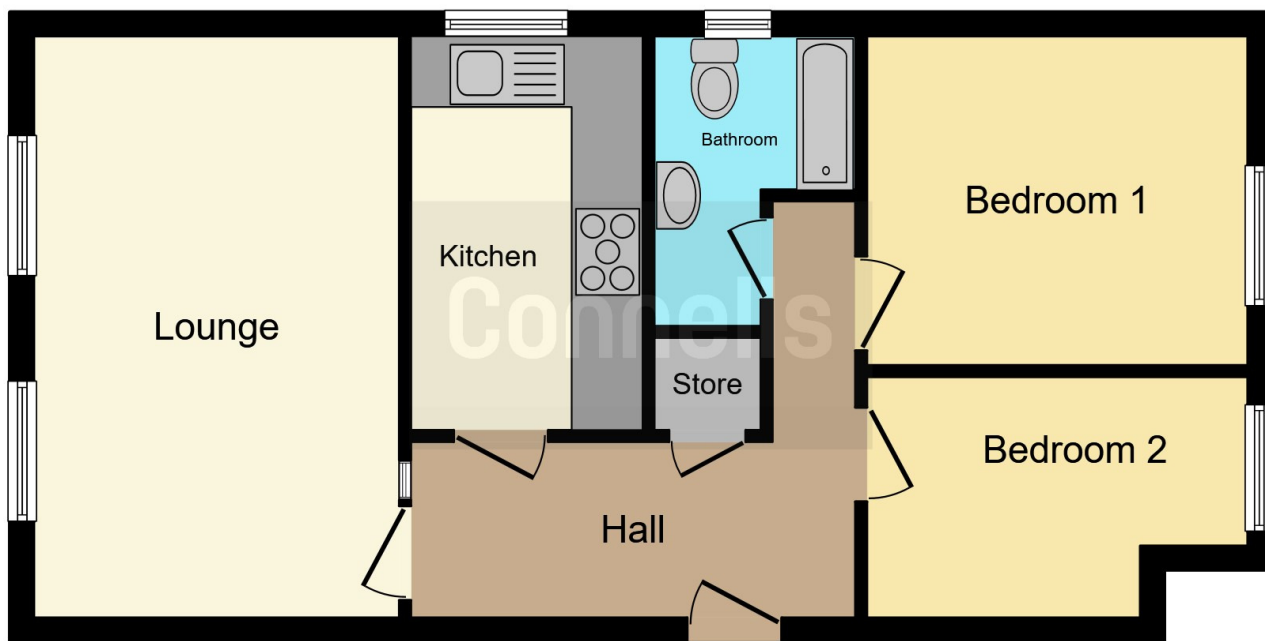
### Bedroom 2

10' 6" narrowing to x 5' 6" ( 3.20m narrowing to x 1.68m )  
Double glazed window to rear aspect, radiator.

### Outside / Parking

Lawn to front with pathway leading to front door. Off road allocated parking to rear. Communal garden area to rear.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/FLI304985](https://www.connells.co.uk/Property/FLI304985)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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