

for sale

£195,000



The Hawthorns Flitwick Bedford MK45 1FL

Connells are pleased to bring to market this chain free, ground floor two-bedroom apartment located within a well-maintained residential development in the popular town of Flitwick,

The Hawthorns Flitwick Bedford MK45 1FL

Entrance / Hallway

Door to front. Access to lounge, bathroom, bedrooms 1 and 2, kitchen and two storage cupboards one with water tank. Electric heater.

Kitchen

11' 3" MAX x 5' 10" MAX (3.43m MAX x 1.78m MAX)
Wall to base fitted units. Electric heater. Double glazed window to rear aspect. Space for white goods. Easy clean work surfaces, sink with drainer. Integrated fridge/freezer. Integrated oven. Extractor fan.

Living Room

16' MAX x 14' 5" MAX (4.88m MAX x 4.39m MAX)

Double glazed window to rear aspect. Two electric heaters. Space for dining furniture.

First Floor

Bedroom 1

10' 9" x 8' 9" MAX (3.28m x 2.67m MAX)
Electric heater. Double glazed window to rear aspect.

En Suite

Electric heater. Hand wash basin. low level wc. Shower unit. Extractor fan.

Bedroom 2

Electric heater. Double glazed window to front aspect.

Bathroom

Hand wash basin. low level wc. Bath with shower attachment.
Extractor fan.

Outside

Garden

Communal gardens which are part laid to lawn, patio area and gravel area

Parking

Allocated off road parking.

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

Property Ref: FLI305796 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2310.28

Ground Rent: 250.00

view this property online
[connells.co.uk/Property/FLI305796](https://www.connells.co.uk/Property/FLI305796)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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