



The Hawthorns

Flitwick Bedford MK45 1FN

for sale guide price
£260,000



Property Description

Designed with modern living in mind, this elegant residence offers a superb blend of style, comfort, and convenience.

The heart of the home the combination of the fully fitted kitchen, complete with a dedicated dining area, creating the perfect space for both sophisticated entertaining and everyday enjoyment and the large high spec lounge which makes the perfect combination for entertaining and relaxing.

The impressive principal bedroom provides a peaceful retreat and benefits from a beautifully appointed en-suite shower room, while the second generous double bedroom offers versatile accommodation for guests, family, or home working. A contemporary family bathroom complements the accommodation; all finished with high-quality fixtures and fittings.

Further enhancing the appeal of this outstanding home is the valuable, allocated parking space and its enviable location, placing excellent transport links, shops, cafés, and leisure facilities just moments from your doorstep. Combining luxury, practicality, and a highly desirable location, this remarkable apartment presents an outstanding opportunity for first-time buyers, professionals, downsizers, and investors alike.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Agent Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Flitwick

Flitwick is a highly sought-after market town that combines the charm of a welcoming community with the convenience of excellent connectivity. The property is ideally situated within walking distance of the mainline railway station, providing direct services to London St Pancras in under an hour, making it an excellent choice for commuters. Residents enjoy easy access to a wide range of amenities including supermarkets, independent shops, restaurants, cafés, leisure facilities, healthcare services, and highly regarded schools. The town also offers beautiful surrounding countryside, parks, and nature reserves, providing the perfect balance between modern convenience and outdoor living.

Entrance Hall

Access to bedroom one and two, bathroom, lounge and built in storage which has been turned into a utility space

Lounge

Radiator and six double glazed windows to front aspect

Kitchen

Wall to base fitted units, fitted oven with induction hob and extractor fan, integrated white goods and space for additional white goods, double glazed windows to front aspect, sink and drainer, space for dining table

Bedroom 1

Double glazed window to rear aspect, fitted wardrobes and radiator.

En Suite

Ensuite to master with shower unit, toilet, wash hand basin and extractor fan

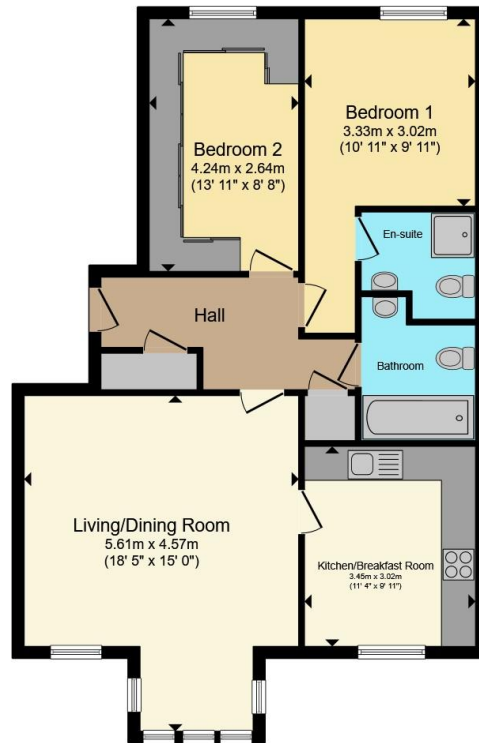
Bedroom 2

Radiator, double glazed window to rear aspect and fitted wardrobes

Communal Gardens & Parking

Communal garden spaces to front and rear, allocated parking spot to the rear of the property





Total floor area 78.5 m² (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: C Council Tax
Band: C

Service Charge: 345.00 Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FLI305941

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

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Property Ref: FLI305941 - 0003