

Connells

Brookes Road
Flitwick Bedford

Brookes Road
Flitwick Bedford MK45 1BX

for sale guide price
£125,000







Property Description

Offered to the market chain free, this well-presented one-bedroom flat is ideally situated in the popular town of Flitwick, providing convenient access to local amenities, transport links and surrounding countryside.

The accommodation comprises a welcoming entrance hall with loft space leading to a spacious lounge, a fitted kitchen, a generous double bedroom and a well-appointed bathroom. The property offers comfortable and practical living space, making it an ideal first-time purchase, investment opportunity or downsizing option. Externally, the property benefits from an allocated parking space and access to well-maintained communal gardens, providing pleasant outdoor space for residents to enjoy.

Flitwick is a highly sought-after Bedfordshire town offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, public houses and healthcare facilities. The town benefits from a mainline railway station providing direct services to London St Pancras, making it a popular choice with commuters. There are also several parks, recreational facilities and picturesque countryside walks nearby, including the renowned Flitwick Moor Nature Reserve. With excellent road links via the M1 and A507, Flitwick combines the convenience of modern living with the charm of a thriving market town atmosphere.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance - Hallway

Access to lounge, kitchen, bathroom, bedroom, two storage cupboards and a radiator. Additional loft space.

Kitchen

double glazed window to rear aspect, space for white goods, boiler cupboard, radiator, integrated oven, gas hob, wall to base fitted units and 1

½ metal sink

Living Room

Two double glazed windows to front aspect and radiator

Bedroom

Built in fitted wardrobe units, radiator, double glazed window to rear aspect

Bathroom

Bath with overhead shower, wash hand basin, toilet, extractor fan and heated towel rail

Outside

Communal grounds to front and rear of the property and an allocated parking space

Parking

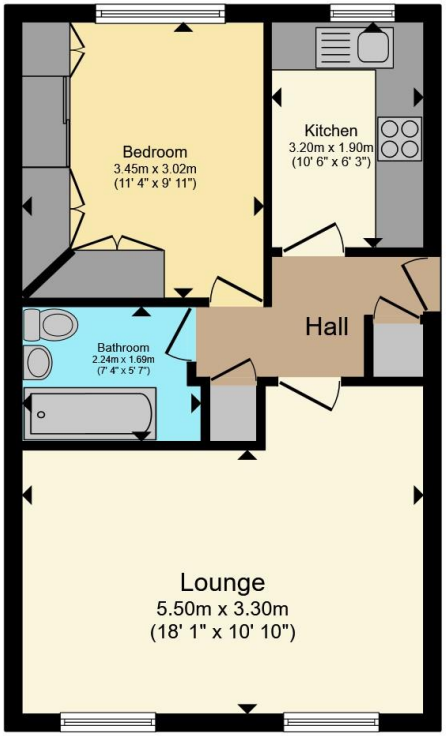
Allocated parking space.

Communal Garden

Access to communal garden space.











Total floor area 43.3 m² (466 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

Connells

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: A

Service Charge: 1900.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FLI305890

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Jun 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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