

Connells

The Hawthorns
Flitwick Bedford

The Hawthorns
Flitwick Bedford MK45 1FL

for sale offers in the region of
£170,000







Property Description

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, making it an excellent choice for first-time buyers, downsizers or investors.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge, offering ample space for both living and dining. The separate kitchen is fitted with a range of units and generous worktop space, providing a practical and functional area for everyday use. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en suite shower room. A modern family bathroom, fitted with a contemporary suite, serves the second bedroom and guests.

Externally, residents can enjoy access to well-kept communal gardens, ideal for relaxing outdoors, while the property further benefits from allocated parking for added convenience.

Flitwick is a highly sought-after town offering a wide range of amenities including supermarkets, independent shops, cafés and leisure facilities. Flitwick railway station provides direct commuter links to London St Pancras International via Thameslink, while excellent road connections can be found via the A507 and M1 (Junction 12). The area is also well regarded for local schooling and attractive green spaces, including Flitwick Moor Nature Reserve.

No onward chain !

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

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

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

First Floor

Bedroom 1

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.

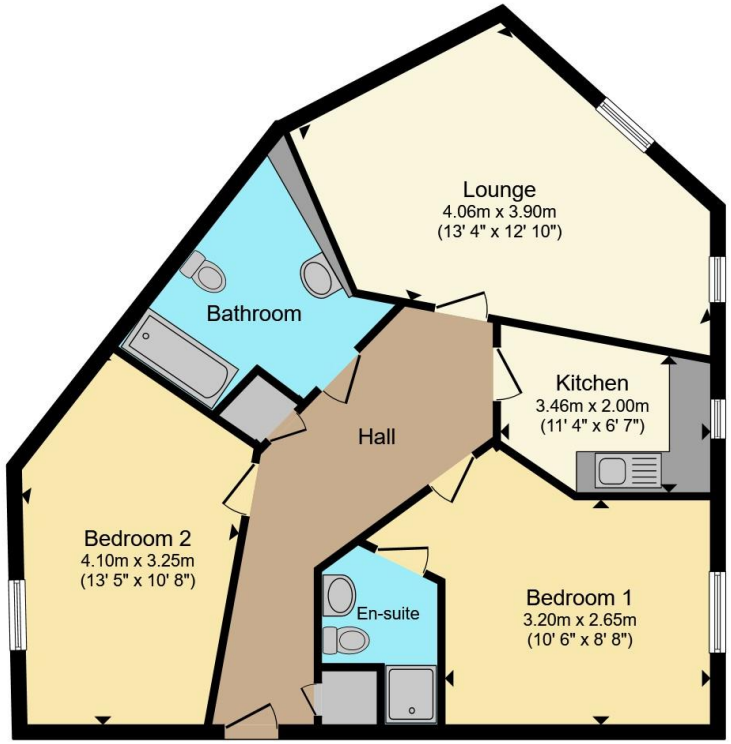
Agents Note:

"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"











Total floor area 80.4 m² (865 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

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

EPC Rating: C

Council Tax Band: C

Service Charge: 2310.28

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FLI305796

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.