



The Hawthorns

Flitwick,
Bedfordshire, MK45 1FL
£230,000

country
properties

Located in the heart of the town centre, this two bedroom top floor apartment offers comfortable living with the added benefit of a south-facing balcony. Perfectly positioned for those seeking the convenience of local amenities, the property features a living room with French doors to the balcony, a fitted kitchen complete with oven, hob, extractor and fridge/freezer, two double bedrooms with built-in wardrobes, a bathroom, and allocated parking. With easy access to local shops and excellent transport links, including the mainline railway station just 0.3 miles away, this apartment is an ideal choice for commuters and first-time buyers alike. EPC: C.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to second floor.

SECOND FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Entry phone system. Wall mounted electric heater. Built-in airing cupboard, plus separate storage cupboard. Doors to all rooms.

LIVING ROOM

Double glazed French doors to balcony. Wall mounted electric heater.

BALCONY

Southerly aspect. Enclosed by walling with guard rail. Tiled floor.

KITCHEN

Double glazed window. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Integrated fridge/freezer. Space for dishwasher and washing machine. Wall mounted electric heater. Floor tiling.

BEDROOM 1

Double glazed window. Fitted wardrobe with sliding doors. Wall mounted electric heater.

BEDROOM 2

Double glazed window. Wall mounted electric heater. Fitted wardrobes with sliding doors.

BATHROOM

Opaque double glazed window. Three piece suite comprising: Bath with wall mounted shower over, low level WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted electric heater. Extractor.



OUTSIDE

OFF ROAD PARKING

Allocated parking space.

Council Tax: C.

Tenure: Leasehold.

Lease: 125 years from 01/01/05.

Ground Rent: £250 per annum.

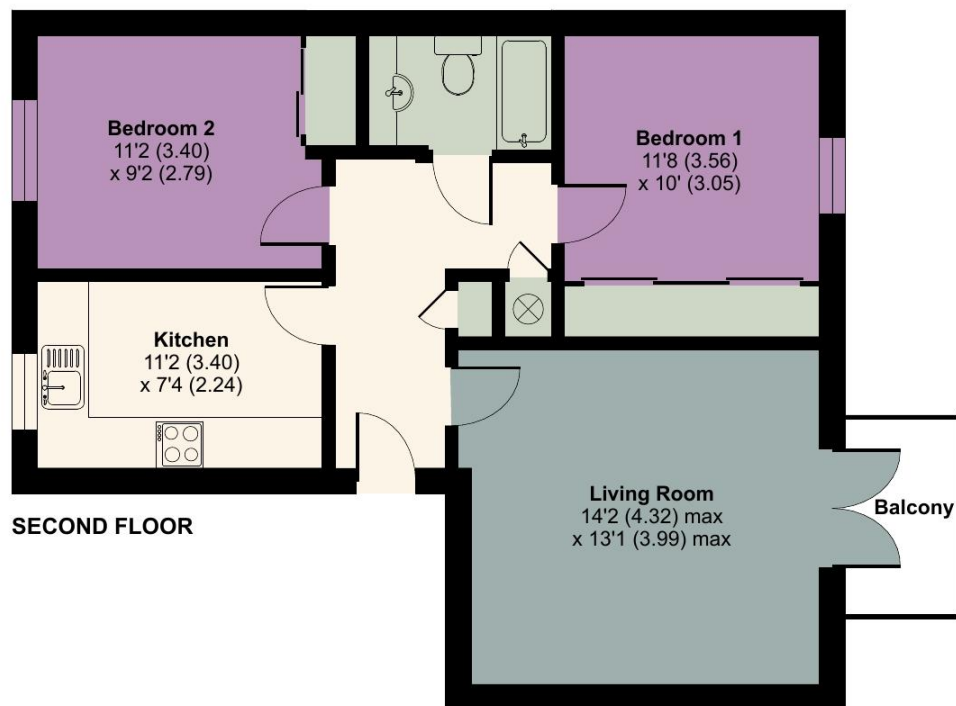
Service Charge: £477 per quarter (£1,908 per annum) approx. (TBC).





Approximate Area = 637 sq ft / 59.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	80
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1503793



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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