



7 Victoria Grove

Flitwick, MK45 1GD
£225,000

 2 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band B

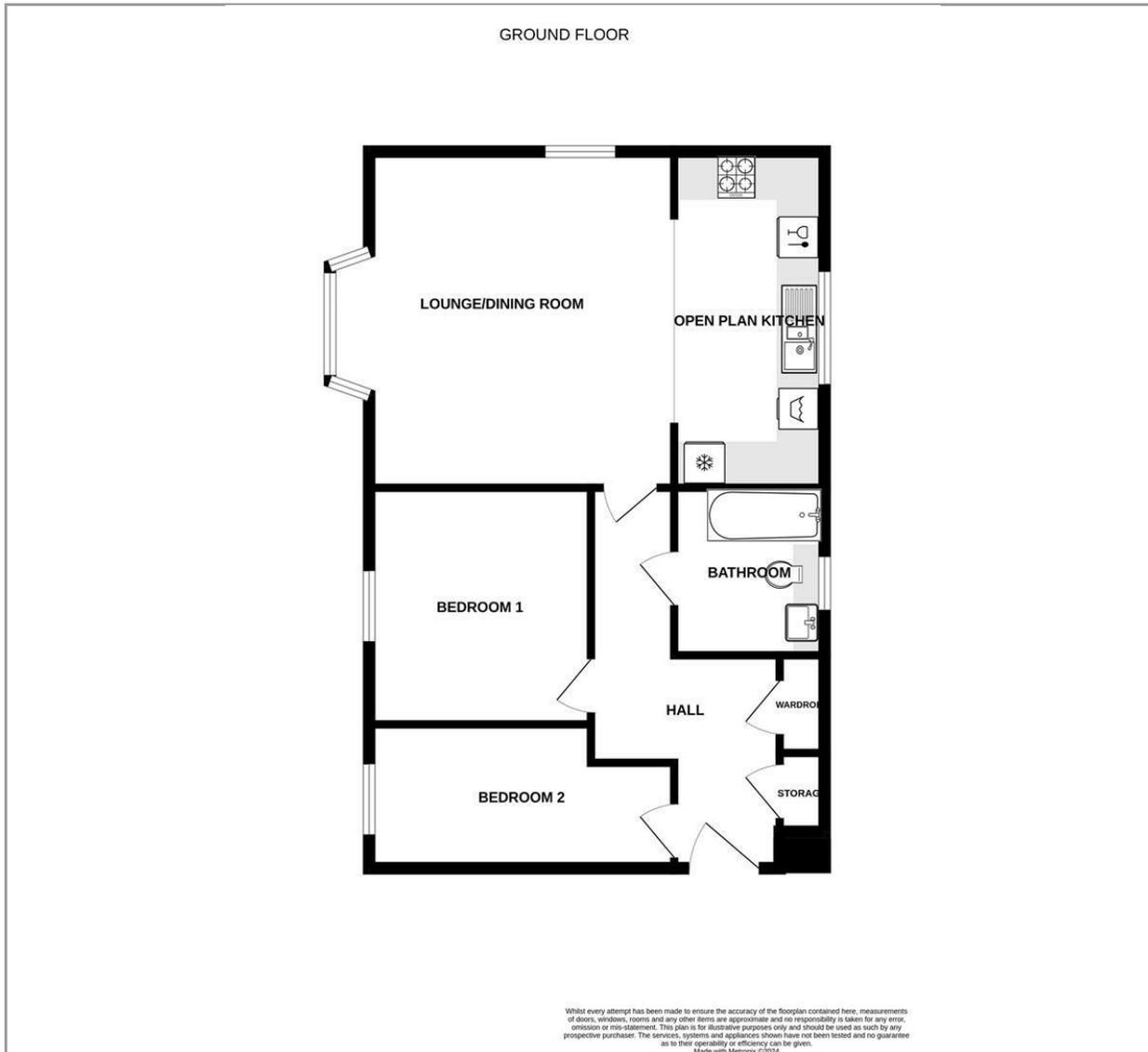
A well presented Two Bedroom apartment with two allocated parking bays in front of the property. The spacious accommodation is well presented, a light and airy open plan lounge, dining room and well equipped kitchen provides a comfortable living area, ideal for entertaining. The Kitchen is fitted with gas hob, electric oven, dish washer, washer dryer and fridge/freezer. Victoria Grove lays on the Flitwick/Amphill borders providing convenient access to both locations and the main line station.

EPC Band B, Council Tax Band C, Lease 117 Years Remain, Ground Rent £225 PA, Service Charge includes buildings insurance £1486 PA

- Spacious Well Presented Apartment
- Six years Old with Remaining Warranty
- Open Plan Kitchen with Integrated Appliances
 - Gas Heating to Radiators
- Two Allocated Side by Side Parking Bays
 - Cycle Store
 - Walk To Station
 - Ideal First Time Buy
- 117 Years remaining on the Lease
- Ground Rent £225 PA - Service Charge £1486 PA







Additional/Material Information

- Local Authority is Central Beds
- Council tax Band C
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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