



Amphill Road, Flitwick, Bedfordshire MK45 1BA

Step into this inviting first-floor flat, perfect for couples, small families, or those seeking simplicity. Ideal for first-time buyers or investors, it boasts a spacious 20'8" living room and an open-plan kitchen, fostering seamless interactions. Two generously-sized double bedrooms and an impressive loft space offer ample storage. With two sheltered parking spaces, enduring peace of mind, and nearby amenities, convenience is assured.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



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Tenure: Fleecehold Council Tax: B



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Flitwick is a small town ideally suited for the commuter with a mainline station into St. Pancras (approx. 40 minutes on the fast train) and terminating in Brighton. The station is centrally located and within walking distance no matter where you live, the furthest point is about a mile to the station. There is easy access to the M1 at Junctions 12 and 13 and a variety of countryside walks across Flitwick woods to Westoning and Steppingley and through Flitwick Moor (a protected site of special scientific interest) which takes you to the nearby villages and Greenfield and Flitton. Shopping in the town includes Tesco, Aldi & Box of Delights gift shop and independent barbers, hairdressers and a variety of eateries.

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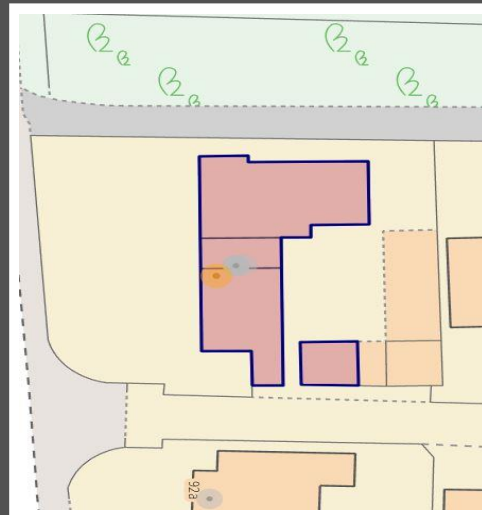
GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.  
 Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC RATING TO FOLLOW**



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