



# HORNES END ROAD

◦ FLITWICK ◦



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An individual development of two highly specified homes consisting of just two 1 bedroom apartments with the offering of an additional room of flexible accommodation for a dressing room, study or office. Off road parking space, cycle store area and a choice of internal finishes available. Located only 5 minutes walk from Flitwick Train Station giving main line access to London and Luton International Airport.

87 & 89 HORNES END ROAD  
FLITWICK | MK45 1JJ



# FLITWICK

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Situated in Bedfordshire, Flitwick is a small town with an array of amenities, whilst also boasting superb open countryside on its doorstep.

This small exclusive development of 2 purpose built maisonettes is located on Hornes End Road, just a 5 minute walk from the mainline station and town centre. Flitwick offers superb transport links with a mainline station serving London St Pancras, in just over 45 minutes. Junction 12 of the M1 motorway is a just a short drive away, giving easy access to Luton to the south and Milton Keynes to the north. The town centre is home to a number of unique, individual stores as well as pubs, restaurants and a Tesco superstore.

The nearby River Flit runs through Flitwick Moor, a nature reserve and a site of special scientific interest.

Flitwick is well positioned for a number of leisure facilities, including the recently built leisure centre, with a swimming pool, gymnasium and various sport & keep fit classes. Just a 5 minute drive from the town is a recently opened Centre Parcs at Woburn Forest, and the award winning Woburn Safari Park is within easy reach.

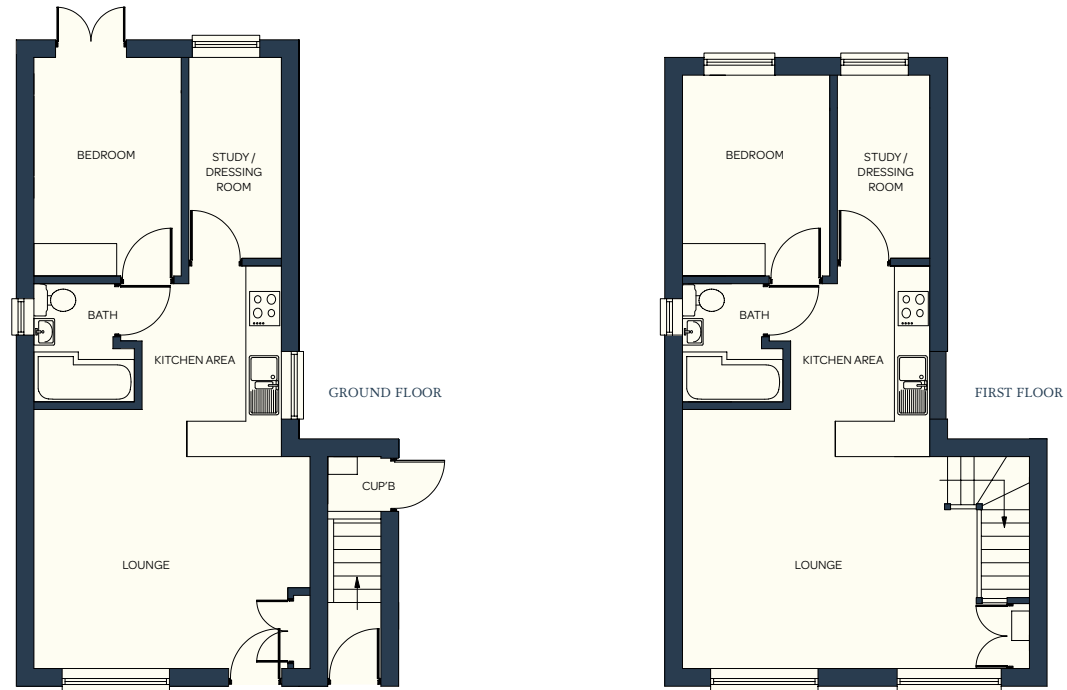
Flitwick is a popular and well regarded Mid Bedfordshire town, with a close community feel, as well as offering the busy commuter superb and easily accessible links to other major Towns and Cities.



PLOTS 1 - 2



# HORNES END ROAD PLOTS 1 - 2



FLAT No	FLOOR	LOUNGE	KITCHEN AREA	BEDROOM	STUDY / DRESSING ROOM	BATH
1	Ground Floor	4.67 x 4.37	3.23 x 2.24	3.70 x 2.49	1.56 x 3.39	2.00 x 1.80
2	First Floor	4.90 x 4.385	3.23 x 2.24	3.40 x 2.49	1.56 x 3.00	2.00 x 1.80

**IMPORTANT NOTE;**

All measurements taken from Architects Building Regulation Drawings, measures to widest parts of the room and of pre-plastered finishes.

All dimensions are for guidance only and to be confirmed on site

Maybe subject to change without notice.

## KITCHENS

- Fitted kitchens with choice of door finish, worktops and up-stands\*
- Stainless Steel Single Electric oven
- Stainless Steel four ring gas hob
- Stainless Steel Cooker Hood with matching Stainless Steel splash back
- Stainless Steel Sink with mixer tap\*
- Integrated under counter fridge
- Plumbing to washing machine space
- LED ceiling down-lights and under wall cupboard strip lights to worktops

## BATHROOMS AND CLOAKROOMS

- White wc pack and sink with pedestal by Roca with complimenting chrome finished Roca taps
- Shower over bath, glass shower panel finished with chrome trim
- Shower mixer valve and shower rail/head
- Choice of quality wall tiling with full height around bath and splash back over sink\*
- Chrome finished central heated towel rail

## INTERNAL FINISHES AND ELECTRICS

- Choice of Internal textures door panel finish with chrome ironmongery\*
- Smooth finish plastered ceilings finished in Dulux brilliant white matt emulsion
- Walls to be painted with Dulux matt emulsion
- TV Sockets to lounge and bedrooms
- BT point to Lounge
- Switches and sockets to be branded product and white throughout
- LED ceiling down-lights to kitchen
- Moulded skirtings and architraves

## EXTERNAL FEATURES AND SECURITY

- Composite front door and frames with multi point locking, door chains and chrome ironmongery and chrome letter box
- External tap to ground floor unit
- Porch Entrance Light and Patio wall mounted lighting
- UPVC fascia's and soffit's
- Paved patio area to ground floor flat
- Allocated off-road parking area for 1 car finished in concrete block paviors
- Landscaped front gardens
- Wiring for house alarms
- Mains wired Smoke and Heat Detector Alarms

## HEATING SYSTEMS, ENERGY EFFICIENCY AND WARRANTY

- Double glazed UPVC windows and rear patio doors with chrome ironmongery\*\*
- Gas fired central heating system from high efficiency boiler with modern ERP controls
- High levels of cavity wall and loft insulation
- 10 Year defect warranty from 'International Construction Warranty'

## EXTRAS AVAILABLE TO PURCHASE

- Fitted House Alarms\*
- Extra tiling\*
- Rear garden turfing
- Fitted carpets/flooring

## OTHER BENEFITS

- Share of Freehold sale
- No management company or maintenance fee's to pay
- No annual groundrents to freeholder



## HELP TO BUY SCHEME

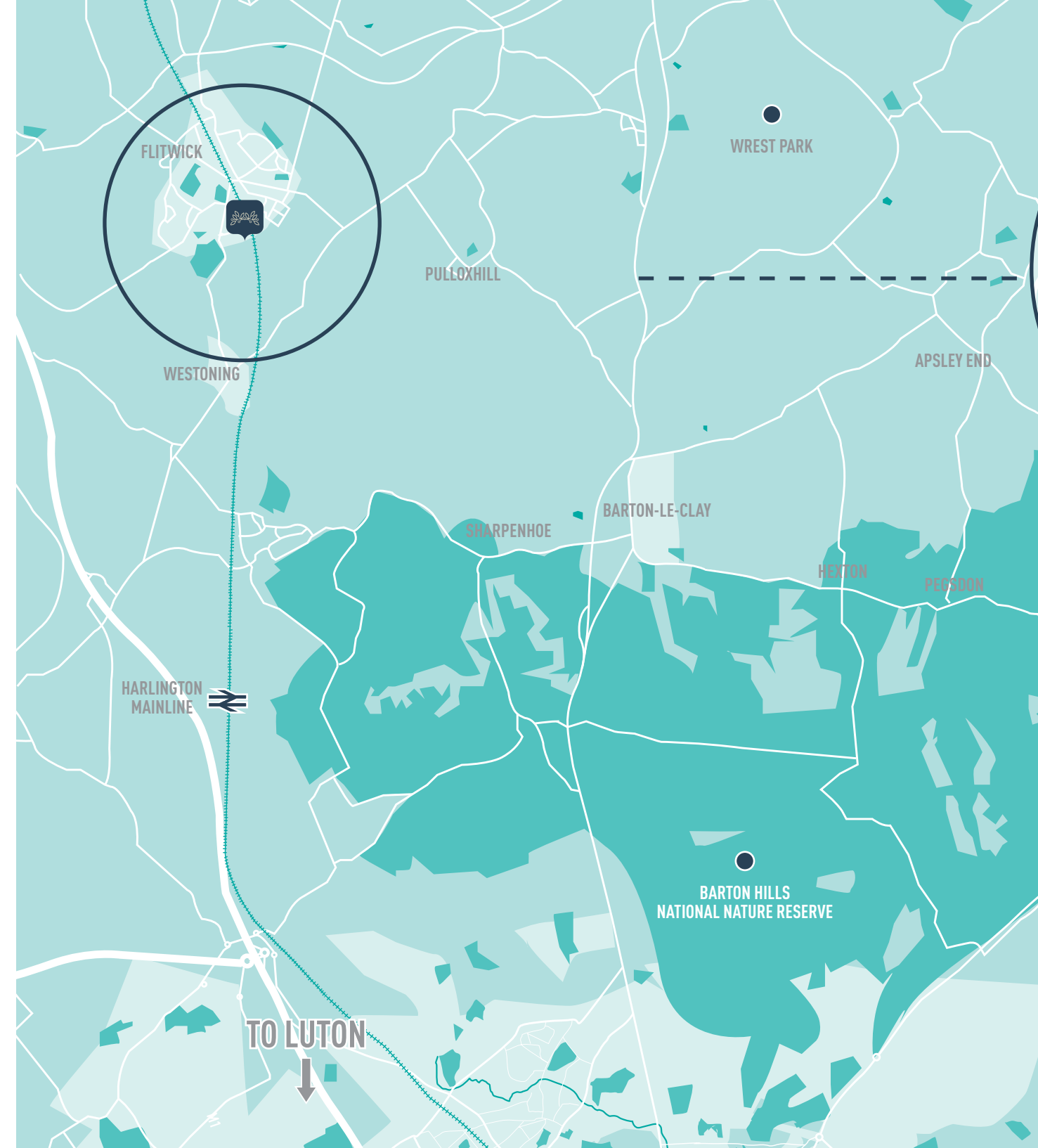
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Only 5% deposit is needed with the Help to Buy scheme!

The Government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a home with as little as a 5% deposit. Ask one of our staff for full details.

\* Choices subject to build stage

\*\* Subject to EPC ratings



**BY FOOT**

- Flitwick Mainline Station 5mins
- Flitwick centre shops and supermarket 5 mins
- Lesuire centre and swimming pool 15 mins
- Local convience shop, restauraunt and take away 2 mins
- Flitwick Moor 3 mins

**BY CAR**

- Flitwick Mainline Station 2mins
- Flitwick centre shops and supermarket 2 mins
- Lesuire centre and swimming pool 5 mins
- M1 Motorway 5 mins
- Luton Intrnational Airport 20 mins
- Luton Hoo Country Hotel & Spa 15 mins
- Flitwick Manor 3 mins
- Centre Parcs Woburn Resort & Spa 8 mins
- Woburn Safari Park 12 mins
- Central Milton Keynes 20 mins
- Cambridge 60 mins
- London 50 mins

**BY RAIL**

- London St Pancras International 45 mins
- London Blackfriars 53 mins
- Bedford 12mins
- Cambridge 2 hours
- Luton Parkway for Luton International Airport 15 mins

**TO LUTON**  
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Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations are included these may be of standard house types on this development, therefore elevations treatment some window and door positions, together with the steps and ground levels may vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a mature development and is subject to local authority approval. **The content of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.**



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