



**Because property is personal with...**

**Parachute Grove, Henlow**

**BELVOIR!**

**Guide price** £305,000



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## Key Features

- Chain free
- Built in 2020 (6 years on Guarantee)
- Coach house with garden
- Twin car port
- Two covered storage areas
- Gas central heating
- EPC rating B
- Leasehold (approx.121 years remaining)





## Welcome to Parachute Grove, Henlow!

This delightful flat is a gem waiting to be discovered. Built in 2020 (with 6 years remaining on the Guarantee), this semi-detached coach house boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office.

Situated in a sought-after Bedfordshire village, this home offers a tranquil escape from the hustle and bustle of city life. The spacious reception room is perfect for entertaining guests or simply relaxing with loved ones. The twin car port provides convenient parking for two vehicles, ensuring you never have to worry about finding a spot.

Highlights of this property include a private garden and two spacious secure storage areas with power and lighting. Whether you have a green thumb or simply enjoy the outdoors, or want a workshop to tinker, these spaces are sure to delight.

Local amenities, renowned pubs and Champneys Health Spa are all within walking distance, and easy commuter links via Arlesey station and the A1(M), make this property ideal for professionals, first time buyers and those downsizing alike ... call Parachute Grove 'home'.

## GROUND FLOOR

### Communal Entrance

Under storm porch with telephone security entry system. Letter boxes.

### Lobby

Meter cupboard. Stairs rising to first floor.

### Entrance

Via solid front door into:

### Hallway

Double glazed window to rear aspect. Cloaks cupboard and further walk-in storage cupboard measuring 2.10m x 1.25m (6'10" x 4'1"). Hatch providing access to loft space. Radiator. Doors to all rooms.

### Living Room 4.00m x 6.45m (13'1" x 21'2")

(Measurements include kitchen area) Dual aspect open plan living, dining and kitchen. Double glazed windows to both front and rear aspects. Two radiators.

### Kitchen

Fitted with a contemporary range of 'Symphony' base and wall mounted cabinets providing storage. Ceramic one and a half bowl sink and drainer with chrome mixer tap. Stainless steel built in single oven and inset four burner gas hob with chimney hood extractor over. Space and plumbing for washing machine. Space for full height fridge freezer. Concealed wall mounted gas central heating 'Combi' boiler.

### Bedroom One 3.10m x 4.10m (10'2" x 13'6")

Double glazed window to front aspect. Radiator.

### Bedroom Two 3.10m x 3.25m (10'2" x 10'8")

Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap, shower attachment and glass shower screen. Pedestal mounted hand wash basin. Low level push-button flush WC. Extractor. Chrome towel radiator.

## EXTERIOR

### Garden

Gated side access. Fence enclosed. The development also caters secure bicycle storage and visitor parking.





### **Twin Car Port 6.55m x 7.75m (21'6" x 25'5")**

Providing generously sized parking for two vehicles.

### **Storage Areas**

Two covered storage areas accessed under car port. Each with gated access, power and automatic lighting. Both measuring approximately 3.20m x 2.50m (10'5" x 8'2").

### **PROPERTY INFORMATION**

Belvoir informed of the following:

Lease Term: 125 years from 2020 (approximately 121 years remaining)

Ground Rent: TBC

Service Charge: TBC

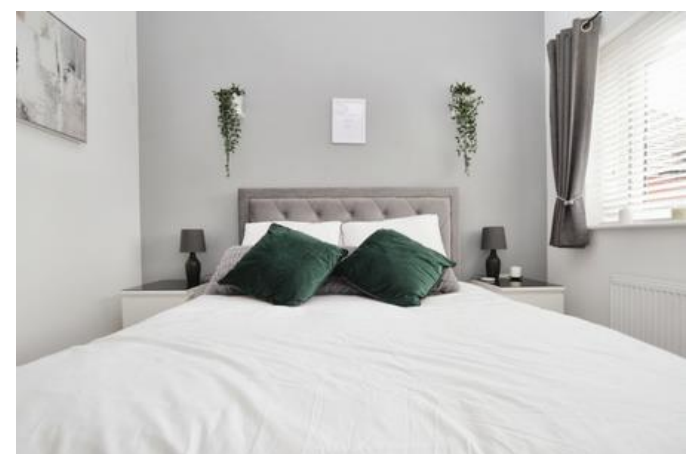
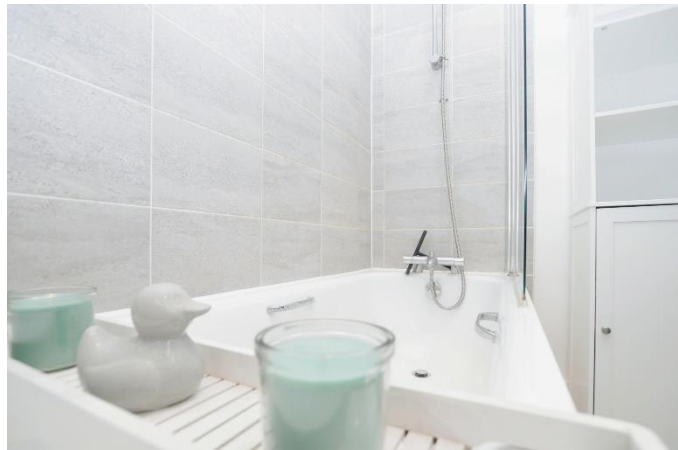
Council Tax Band: B

EPC Rating: B

### **DISCLAIMER**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



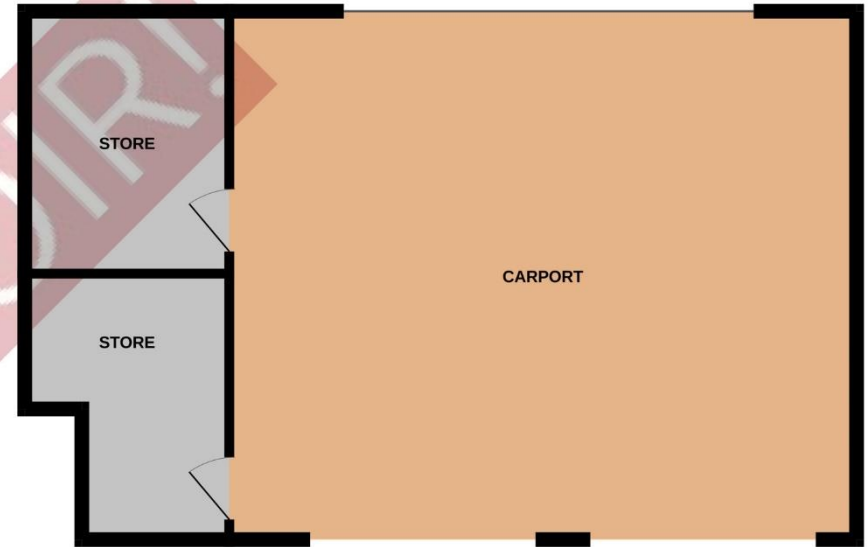




FIRST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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