



Wesley Close
Arlesey | SG15 6SQ

AGENT HYBRID

Guide Price £180,000



GUIDE PRICE £180,000 - £190,000 * We welcome to the market, a CHAIN FREE, Two Bedroom Ground Floor Maisonette, located just off the High Street and just 1.2 miles away from Arlesey train station and within the catchment of highly regarded schools. Accommodation briefly comprises of. A front door, leading into a good-sized, bay fronted Lounge/Diner. A sliding door opens to reveal a modern Kitchen and an inner hall leads to Two Bedrooms and the Bathroom. Externally, the property benefits from a Private Allocated Parking Space and use of a communal drying area. An ideal first time or investment purchase.

DIMENSIONS

Lounge/Diner 14'8 x 11'1
 Kitchen 11'1 x 7'10
 Bedroom 1: 9'10 x 9'8
 Bedroom 2: 9'10 x 6'10
 Bathroom 7'1 x 5'9

N.B.

Approx. 962 years remaining on the lease.
 Approx. £375 per annum service charge.

Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 46.0 sq. metres (494.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
	62	75

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