



**Kennedy
& Foster**

12 Crown Lodge
High Street
SG15 6RA
£172,500

- OPEN PLAN 18FT LIVING AREA
- ONE BEDROOM
- TOP FLOOR FLAT
- REFITTED BATHROOM
- DOUBLE GLAZING
- LOFT SPACE
- CONVENIENTLY LOCATED TO LETCHWORTH AND HITCHIN
- CLOSE TO SHOPS AND AMENITIES



A one bedroom top floor flat offering an open plan 18' kitchen/living area. The property benefits from a refitted bathroom, double glazing and allocated parking. Arlesey boasts a range of shops and amenities and is well located for access to Letchworth and Hitchin. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Wood laminate floor, access to loft space, built in cupboard housing hot water cylinder and shelving. Panelled doors to:

KITCHEN/LIVING AREA

18' 7" x 14' 1" (5.66m x 4.29m) Two uPVC double glazed Velux windows to rear aspect, uPVC double glazed frosted window to side aspect. Wall mounted electric E7 heater, wood effect laminate flooring, space for tall standing fridge/freezer.

KITCHEN

Range of eye level and base units with work surfaces over, tiled splash back, built in electric oven with electric hob and extractor over, stainless steel 1 1/2 bowl sink and drainer unit, space for washing machine and tumble dryer, tiled floor.

BATHROOM

Tiled floor, uPVC double glazed frosted window to side aspect, tiling to walls, panelled bath with Triton electric shower, shower screen, close couple W.C, wall mounted wash hand basin with cupboards under, mirrored bathroom cupboard.

BEDROOM

12' 2" x 10' 0" (3.71m x 3.05m) uPVC double glazed window to front aspect with recess shelf, wall mounted electric heater.

OUTSIDE

Allocated parking for one vehicle.

Gated access to communal bin storage area and communal laundry area.

AGENT NOTES

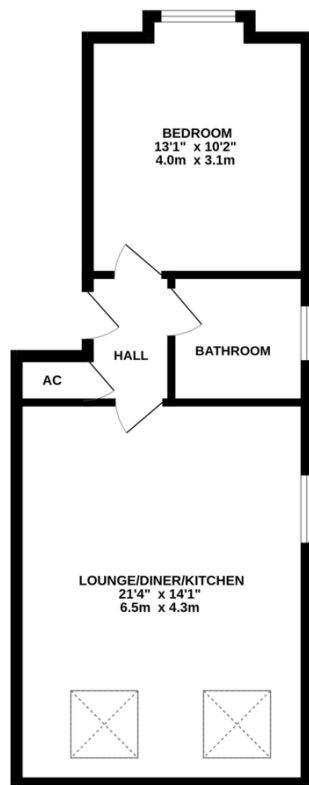
Lease details: 68 years remaining

Current ground rent charge: £68.00 per annum

Current maintenance charge: £140.00



TOP FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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 errors, 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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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements