

LEASEHOLD



Flat (EPC Rating: E)

24 Grove Court, Arlesey, Beds, SG15 6UZ

Price Guide

£175,000



First Step



2 Bedroom Flat located in Arlesey

CHAIN FREE... 2 bedrooms... En bloc Garage and parking... Communal Garden... Church End location with WALKING DISTANCE TO TRAIN STATION... Top floor...

INTERNAL

Entrance Hallway

Door to side aspect. Full height door to shelved storage cupboard. Carpet. Doors leading to lounge bathroom & 2 bedrooms.

Lounge

16'11" x 10'5"

Double glazed window to rear aspect. Carpet. Door leading to:

Kitchen

12'5" x 7'7"

Window to front aspect. Wood effect units and complementary work surface, tiled splash back, freestanding single electric oven with 4 ring hob. Single stainless steel sink. Freestanding fridge freezer, washing machine and space for one further appliance. Vinyl flooring.

Bedroom 1

13'1" x 9'1"

Window to rear aspect. Carpet.

Bedroom 2

12'5" x 6'3"

Window to front aspect. Carpet.

Bathroom

Window to front aspect. White suite comprising: P shaped bath tiled bath with wall mounted shower & glass screen, push button wc, pedestal wash hand basin. Full height door to airing cupboard housing water tank. Vinyl flooring.

EXTERNAL

En Bloc Garage & Parking

15'7" x 7'9"

Situated en bloc with one parking space in front.

Communal Gardens

Shared communal garden, with drying facility.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 92 years remaining

EPC: E

Council Tax Band: B

Service Charge: £1255 per annum

Ground Rent: £300 per annum

Mains utilities: electric heating

No gas

Traditional brick and block construction

Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 10 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

There are frequent buses passing regularly into Hitchin (10



mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

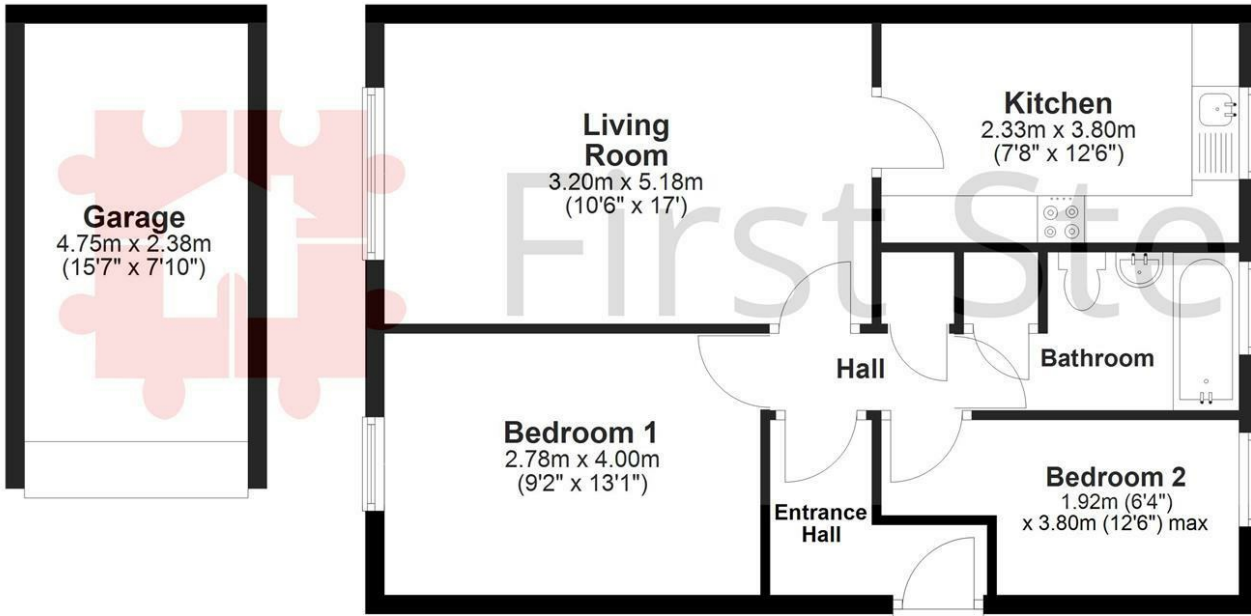
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





Second Floor

Main area: approx. 55.3 sq. metres (594.8 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.5 sq. feet)



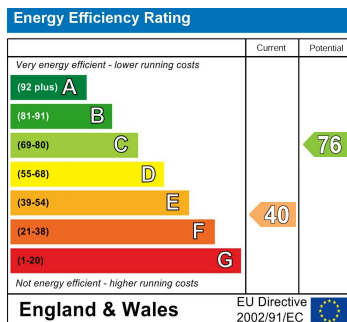
Main area: Approx. 55.3 sq. metres (594.8 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.5 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



Call us on

01462 659 730

rentals@firststep.ltd

www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.



First Step