



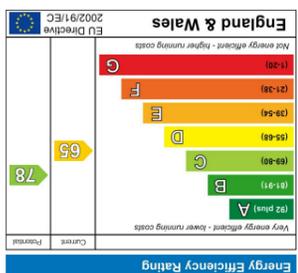
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

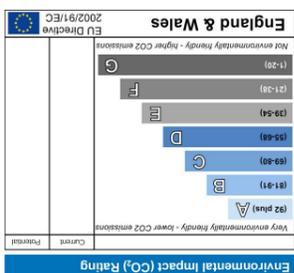
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



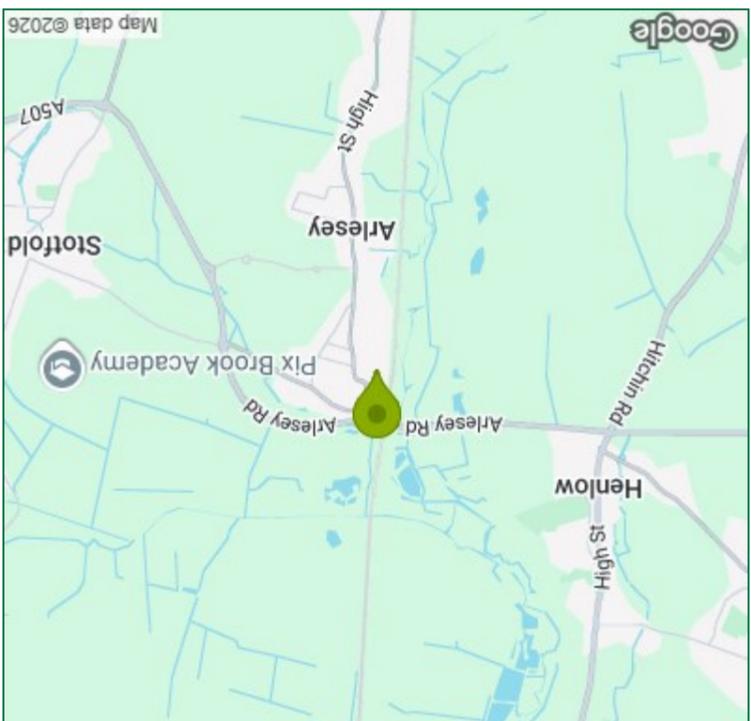
Floor Plan



Energy Efficiency Graph



Environmental Impact (CO2) Rating



Area Map



Grove Court,
Arlesey I
£164,150



Entrance Hall

Entrance door, entry phone, electric radiator.

Lounge

13'10" x 11'6"

Window to front and side, electric storage heater.

Kitchen

9'9" x 7'3"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob with extractor hood over, plumbing for washing machine, window to front, large walk in pantry.

Bedroom One

11'8" x 10'9"

Window to front, wall mounted electric heater.

Bathroom

Suite comprising of panel enclosed bath with wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, fully tiled walls, window to side.

Communal Gardens

set on extensive grounds with gardens to front and rear, large communal carp park.

Garage

Up and over door.

Agents Notes

Lease Term:- 990 year.

Annual service charge £1255.00.

Annual ground rent £0.

Council tax band A.

