

LEASEHOLD



Apartment - First Floor (EPC Rating: B)

APARTMENT 19, ELM HOUSE ARLESEY ROAD, STOTFOLD, HITCHIN, HERTS, SG5

Offers Over

£300,000



First Step



2



2



1



B

2 Bedroom Apartment - First Floor located in Hitchin

CHAIN FREE... Entertaining Kitchen with ISLAND... Integrated BOSCH appliances... SHARE OF THE FREEHOLD 999 year lease... TWO allocated parking spaces & EV CHARGER... COLOUR CHOICE of Kitchen and flooring still available... Underfloor heating with AIR SOURCE HEAT PUMPS... Luxury open plan living...

INTERNAL

Communal Entrance Hallway

Door entry system. Carpet, with coir matting to entrance. Communal storage cupboard, meter cupboard, wall mounted mail boxes. Staircase to first floor.

Entrance Hallway

Door to front aspect. Storage cupboard fitted with sensor light, housing the consumer unit, water tank and underfloor heating system. Luxury vinyl flooring (choice of colour). Doors leading to:

Kitchen/Lounge

23'3" x 14'9"

Dual aspect triple glazed windows to side and rear aspect. Buyer to choose from a range of handleless wall and base units with quartz work surface and up stand. Integrated Bosch appliances including dishwasher, washer/dryer, fridge/freezer, single oven, induction hob and extractor hood. Inset sink with drainer grooves, under plinth lighting, continuation of luxury vinyl flooring. Fitted with entertaining island.

Bedroom 1

12'5" x 11'3"

Triple glazed window to rear aspect. Carpet (choice of colour). Door leading to:

En-suite

6'5" x 5'9"

White suite comprising: concealed push button wc, vanity wash hand basin, fully tiled corner shower cubicle with glass door. Half tiled walls, tiled storage shelf, shaver point, heated towel rail, lighted wall mounted circular mirror, porcelain tiled flooring.

Bedroom 2

12'5" x 10'2"

Triple glazed window to rear aspect. Carpet (choice of colour).

Bathroom

8'10" x 6'9"

White suite comprising: fully tiled inset double ended bath with side taps, concealed push button wc, vanity wash hand basin. Half tiled walls, heated towel rail, shaver point, lighted wall mounted mirror, porcelain tiled flooring.

EXTERNAL

Parking

2 block paved parking spaces out the front in communal parking area, numbered 19, fitted with EV charger and solar light.

ADDITIONAL PROPERTY INFORMATION

Leasehold- 999 years - SHARE OF THE FREEHOLD
EPC: Rating C
Council Tax: TBC
Service Charge: £45 per month

Mains utilities, no gas, air source heat pump
Traditional brick and block construction

Local Area

The property is situated centrally and close to all local amenities. In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

The area benefits from good schools: St Marys Academy,



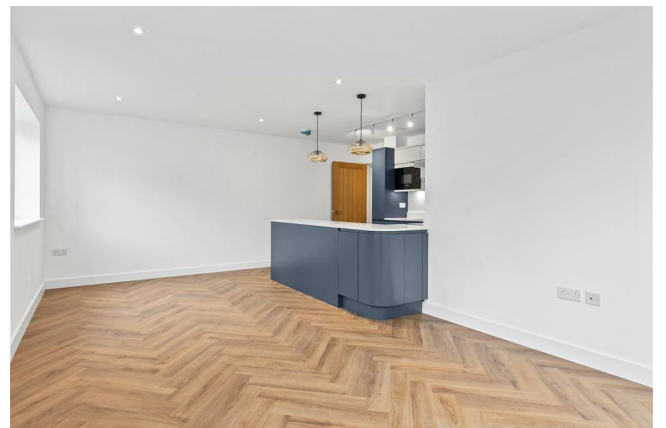
Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

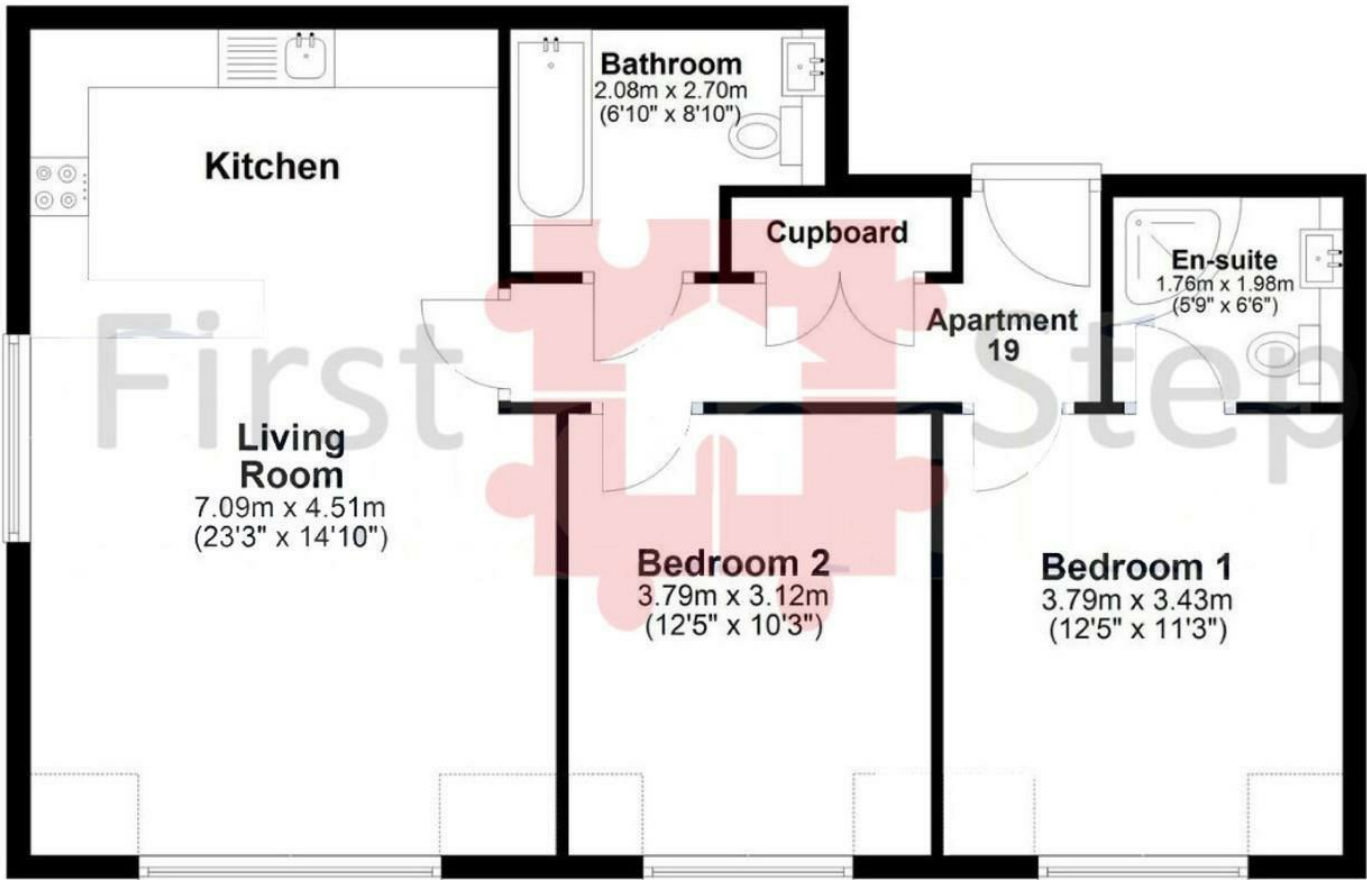
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.



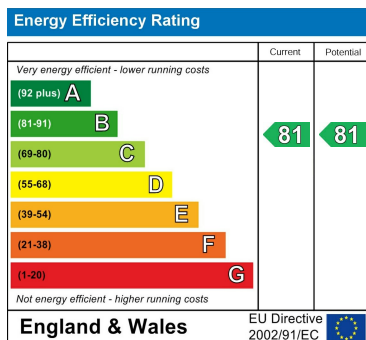
First Floor Apartment 19



Council Tax Band

B

Energy Performance Graph



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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 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