

LEASEHOLD



Flat - Ground Floor (EPC Rating: C)

4 The Vines Arlesey Road, Stotfold, Hitchin, Herts, SG5 4HA

Price Guide

£175,000



First Step



2



1



1



C

2 Bedroom Flat - Ground Floor located in Stotfold, Hitchin

CHAIN FREE EMPTY PROPERTY... CASH PURCHASE ONLY due to length of lease (37 years remaining)... In need of MODERNISATION throughout... 2 bed GROUND FLOOR flat... 1 allocated parking space...

INTERNAL

Entrance Hallway

Door leading to Lounge.

Living Room

13'6" x 8'10"

Window to front aspect. Dimplex electric radiator. Doors leading to:

Kitchen

10'3" x 6'3"

Window to front aspect. Empty room with all appliances and units removed.

Internal Hallway

Storage cupboard and airing cupboard. Doors leading to:

Bedroom 1

11'1" x 10'1"

Window to rear aspect. Dimplex electric radiator.

Bedroom 2

10'1" x 6'5"

Window to rear aspect. Dimplex electric radiator.

Bathroom

Flush wc, pedestal wash hand basin, walk-in shower.

EXTERNAL

Front Garden

Small turf garden, paved pathway to front door, external storage cupboard housing meter. Bin Storage area.

Parking

Allocated parking space.

Communal Garden

Turfed communal garden area.

ADDITIONAL PROPERTY INFORMATION

Leasehold

Years remaining: 37 years **

Council Tax: Rating B

EPC: Rating C

Ground rent: £100 per annum

Service charge: £2000 per annum

Electric and water utilities, no gas

Brick and block construction

1 allocated parking space

** Due to the short length of the lease, this can be a cash purchase only as the lease is not long enough for a lender to consider a mortgage. Full lease extension details and approximate costs are available from us upon request **

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.

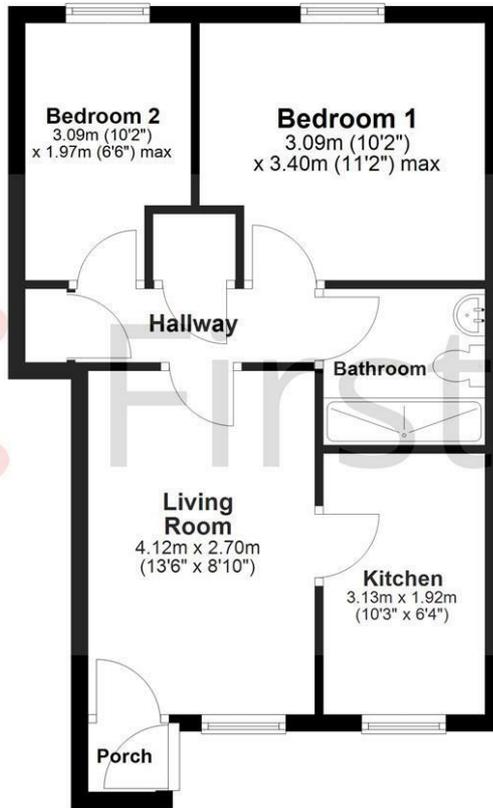
Agents Note

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

Ground Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 42.9 sq. metres (462.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	76	76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Call us on

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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