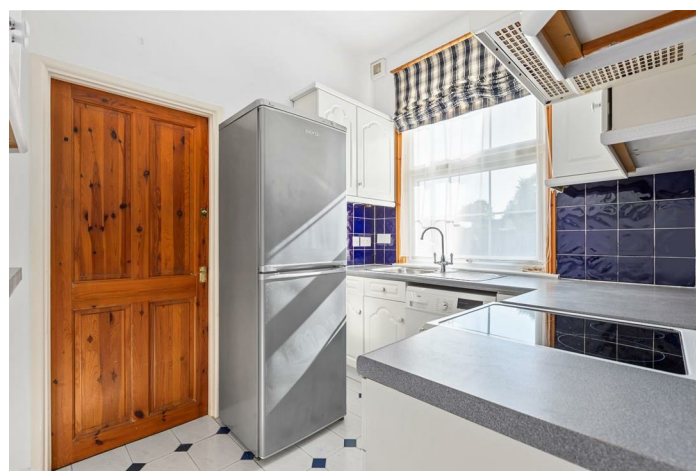


LEASEHOLD



Flat - Ground Floor (EPC Rating: D)

ARLESEY HOUSE, FLAT 1 CHURCH END, ARLESEY, BEDS, SG15 6UY

Price Guide

£169,995



First Step



2 Bedroom Flat - Ground Floor located in Arlesey

CHAIN FREE... 2 DOUBLE bedrooms... Communal GARDEN... Allocated PARKING... Shower room... INDEPENDENT FRONT DOOR... within WALKING DISTANCE TO TRAIN STATION... 135 year LEASE and Council Tax BAND A....

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Carpet. Doors leading to:

Living Room

13'9" x 8'5"

Window to front aspect. Carpet. Doors leading to:

Kitchen

8'9" x 7'4"

Window to rear aspect. White wall and base units with complementary work surface and tiled splash back. Free standing fridge freezer, washing machine, single electric oven and extractor hood. Single bowl sink and drainer, ceramic tiled flooring. Door leading to:

Shower Room

Window to side aspect. White suite comprising: push button wc, vanity wash hand basin, single fully tiled corner cubicle shower with glass door. Half tiled walls, heated towel rail, wall mounted light up mirror. Storage cupboard housing the boiler. Ceramic tiled flooring.

Bedroom 1

13'1" x 9'1"

Window to front aspect. Carpet.

Bedroom 2

13'9" x 8'5"

Window to front aspect. Small low level cupboard housing meter. Carpet.

EXTERNAL

Front Aspect

Paved pathway and steps to personal front door to property. Small grass area on both sides of front door. Side gated access to communal garden.

Communal stairway

Communal stairway with door leading to communal garden. Meter cupboard located in hallway.

Communal Garden

Fence perimeter. Side gated access to communal garden. Patio area leading to large lawn area with border with established shrubs and plants. Communal shed for all 10 flats to use.

Parking

One allocated parking space, closest to flat 1 front door.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 135 years remaining

EPC: Rating D

Council Tax: Band A

Mains utilities

Traditional brick and block construction

Allocated parking space

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.

Agent Note

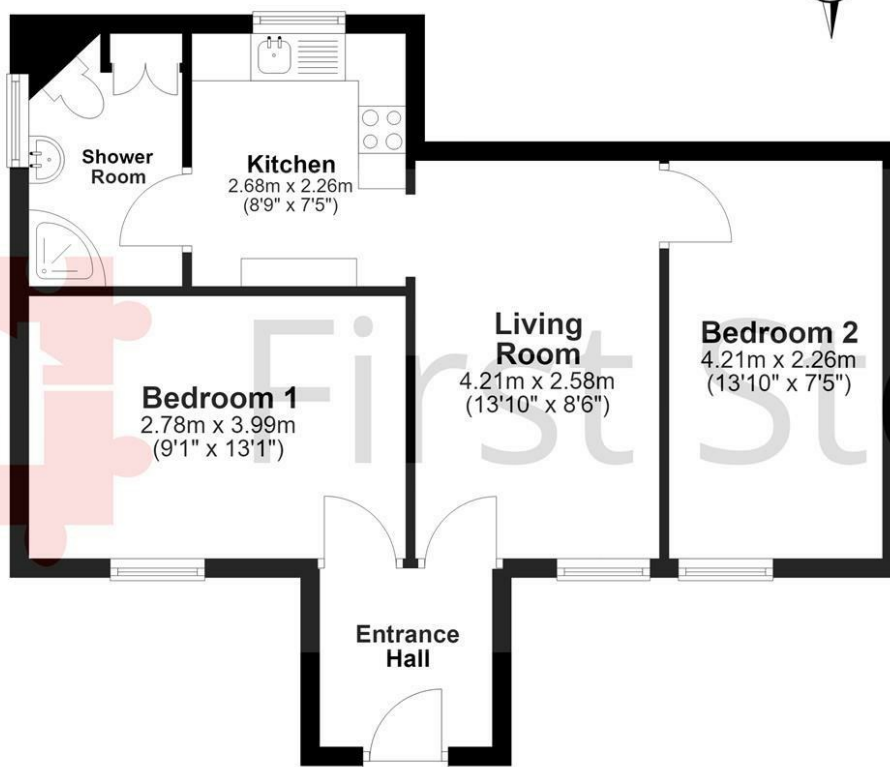
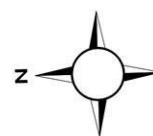
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



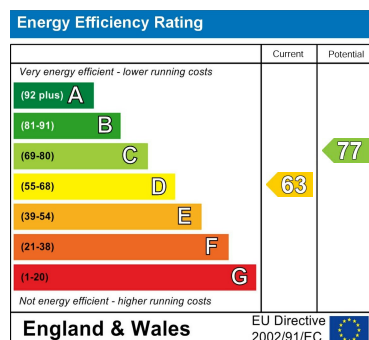
Total area: approx. 47.0 sq. metres (506.4 sq. feet)

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

A

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