

Connells

Lanthony Court,
ARLESEY.

Lanthony Court,
ARLESEY, SG15 6TU.

For sale
£150,000







Property Description

Lanthony Court, Arlesey provides excellent transport links by road or rail to London and the commute by train to King's Cross and St Pancras takes just 38 minutes. It also has direct access to the A507, A602 and the A1 motorway, making it an ideal choice for first time buyers and commuters.

Arlesey benefits from a good range of amenities including village stores, post offices, medical practice & pharmacy, pubs, restaurant plus beauty salons & barbers. The larger towns of Hitchin and Letchworth are just a short drive away with plenty to offer including many restaurants, high street stores, cafes, pubs, banks, cinema and leisure centre.

Internal

Lounge
Double glazed window, carpet laid throughout, fitted corner shelving, two wall mounted lamps, and radiator fitted.

Kitchen
Fitted suite comprising of a selection of cream wall and base units with worktop surround, integrated electric oven with gas hob and extractor hood, space for a washing machine and fridge freezer, sink-drainer, boiler, wooden flooring and white tiled walls laid throughout, and double glazed window.

Landing
Carpet laid throughout, and built-in cupboard.

Bedroom One
Double glazed window, carpet laid throughout, wall mounted fuse box, and radiator fitted.

Bedroom Two
Double glazed window, carpet laid throughout, wooden beam feature, and radiator fitted.

Bathroom
Fitted suite comprising of bath-tub with shower-over, WC, wash-hand-basin, heated towel rail, wooden laminate flooring and part-tiled walls laid throughout.

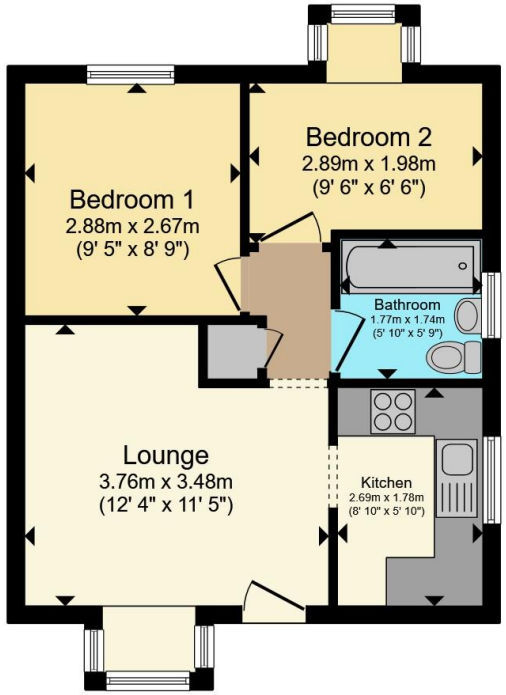
External

Parking
One allocated parking space to the front of the property.

Agent Notes:
Tenure: Leasehold
Length of Lease: 999 years from 1986, 959 years remaining
Annual Service Charge - £600
(Vendor Advises)







Floor Plan





Total floor area 38.2 m² (411 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: C

Service Charge: 600.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309470

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.