



Connells

Stotfold Road,
Arlesey.

Stotfold Road,
Arlesey, SG15 6XR.

For sale offers over
£170,000



Property Description:

Stotfold Road, 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.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features:

- 25% of Freehold.
- Low maintenance charges.
- Long lease length.
- Combi boiler.
- One allocated parking space.
- Close to train station.
- Close to shops.
- Communal gardens and additional storage in allocated shed.

Internal

Kitchen/Lounge

Intercom phone entry system, fitted suite comprising of a selection of grey gloss wall and base units with black worktop surround, integrated oven with hob and extractor fan, space for a fridge freezer and washing machine, sink-drainer, green part-tiled walls, wooden effect laminate flooring laid in the kitchen area, carpet laid to the lounge area, spot lights, radiator fitted, and two double glazed windows.

Bedroom

Double glazed window, carpet laid throughout, spot lights, and radiator fitted.

Bathroom

Fitted suite comprising of a bath tub with shower over, WC, wash-hand-basin, heated towel rail, extractor fan, spot lights, marble effect tiled walls and grey tiled flooring laid throughout, and double glazed frosted window.

External

Parking

One parking space to the front of the property.

Communal Gardens

Access to lawn and paved communal gardens with one allocated storage shed situated to the rear of the property.

Agent Notes:

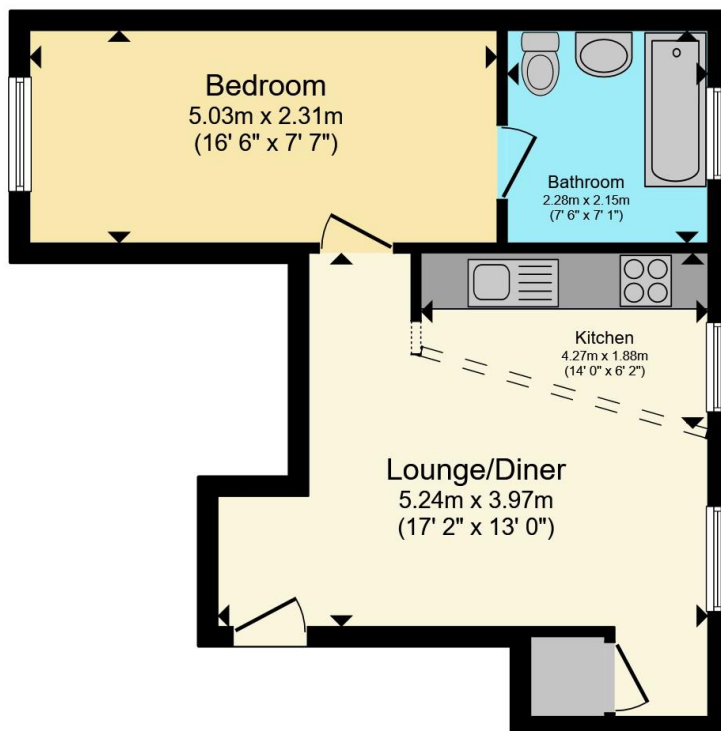
Tenure: Share of Freehold 25%.

Length of Share of Freehold: 999 years from 1st September 2007, 980 years remaining.

Annual Service Charge: £360 (paid monthly).

(Vendor Advises).





Total floor area 37.2 m² (401 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

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6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax
 Band: A

Service Charge: 360.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309847

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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