Flat - Ground Floor (EPC Rating: C)

15 JOHN RIX HOUSE ST. JOHNS ROAD, ARLESEY, BEDFORDSHIRE, SG15 6QZ

Price Guide

£215,000

First Step

2 2 1 C

2 Bedroom Flat - Ground Floor located in Arlesey

CHAIN FREE... Allocated PARKING... GROUND FLOOR... 2 good sized bedrooms... EN-SUITE shower room... 130 YEAR LEASE... Peaceful location... Spacioius open plan living accommodation...

INTERNAL

Entrance Hallway
Door from front aspect. Coir matting to entrance leading to luxury vinyl flooring. Full height door to storage cupboard, shelved. Doors leading to:

Living Room
18'2" x 10'6"
Window to front aspect. Laminate flooring. Opening leading to:

Kitchen
10'1" x 6'3"
Window to rear aspect. A range of light oak coloured wall and base units with contrasting work surface and tiled splash back area. One and half bowl sink, single oven, gas hob, extractor hood. Freestanding dishwasher, upright fridge/freezer and space and plumbing for washing machine. Ceramic tiled flooring.

Bedroom 1
14'0" x 10'5"
Window to rear aspect with fitted black out blind. Carpet. Door leading to:

En-suite
Window to rear aspect. White suite comprising: fully tiled single shower cubicle with glass door, pedestal wash hand basin and push button wc. Heated towel rail, shaver point, luxury vinyl flooring.

Bedroom 2
14'0" x 6'4"
Window to front aspect with fitted black out blind. Carpet.

Bathroom
Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower, wall mounted hand basin with vanity unit and push button wc. Heated towel rail, shaver point, luxury vinyl flooring.

EXTERNAL

Front Garden
Small front garden area with low level bush perimeter. Block paved pathway to front door.

Allocated Parking
Allocated parking space to rear of property.

ADDITIONAL PROPERTY INFORMATION
Leasehold: 130 years remaining
Service charge: £781 per annum
Ground rent: £100 per annum
EPC Rating: C

Traditional brick and block construction
Mains utilities

Local Area
The property is situated close to the heart of Arlesey which benefits from being within walking distance 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.

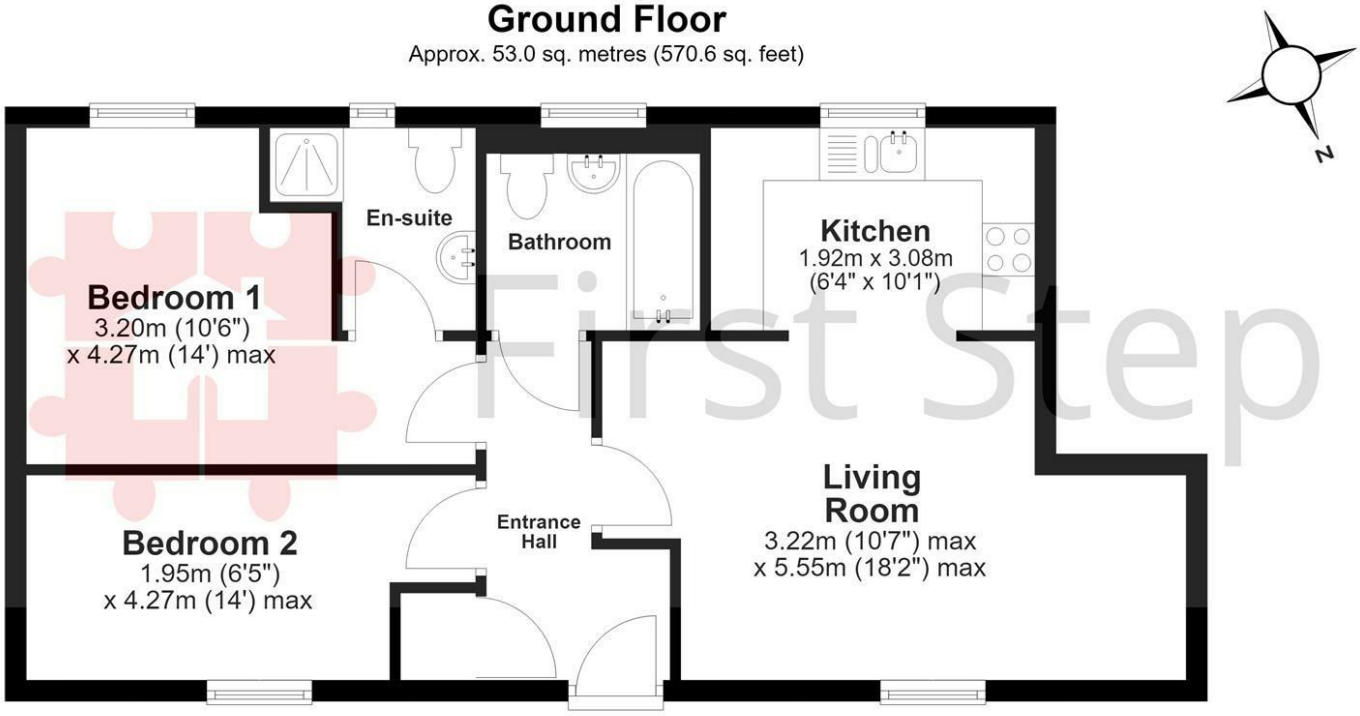
Agents Notes

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. 53.0 sq. metres (570.6 sq. feet)



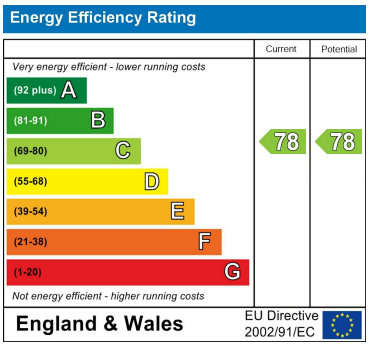
Total area: approx. 53.0 sq. metres (570.6 sq. feet)

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



Call us on

01462 659 730

sales@firststep.ltd
www.firststep.ltd

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