

LEASEHOLD



Flat (EPC Rating: C)

**37 GOTHIC WAY, ARLESEY, BEDS, SG15  
6TP**

**Offers Over**

**£180,000**



**First Step**

2 1 1 1 C

# 2 Bedroom Flat located in Arlesey

CHAIN FREE... 2 DOUBLE bedrooms... Completely REFURBISHED... Newly REWIRED ELECTRICS... UPGRADED KITCHEN & BATHROOM... Light & spacious lounge... EXCELLENT STORAGE... Outside lockable storage...

## INTERNAL

### Hallway

Staircase to first floor communal landing. Front door to side aspect, full height door to storage cupboard fitted with light and power, housing wall mounted consumer unit newly rewired, carpet. Doors leading to:

### Kitchen

13'8" x 6'11"

Window to front aspect. Range of "Old English white" wall and base units with complementary oak work surface and up stand with tiled splash back. Space for free standing dishwasher, washing machine and tall fridge freezer. Single electric oven with 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, vinyl flooring.

### Lounge

10'5" x 17'4"

Window to rear aspect, dado rail, carpet.

### Bedroom 1

9'0" x 15'9"

Window to rear aspect, carpet.

### Bedroom 2

8'7" x 8'2"

Window to front aspect, two separate full height storage cupboards one fitted with rail fitted and second fitted with shelves, carpet.

### Bathroom

White suite comprising: panelled bath with wall mounted and hand held shower with glass screen, push button WC, pedestal wash hand basin, three door mirrored cupboard and vinyl flooring.

## EXTERNAL

### External Lockable Storage

Personal lockable external storage, suitable for bike storage.

### Additional Property Information

Leasehold- 86 years remaining

EPC: C

Council Tax: Band A

Mains utilities

Traditional brick and block construction

### Local Area

The property is situated close to the heart of Arlesey which benefits from being within a 20 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 Notes

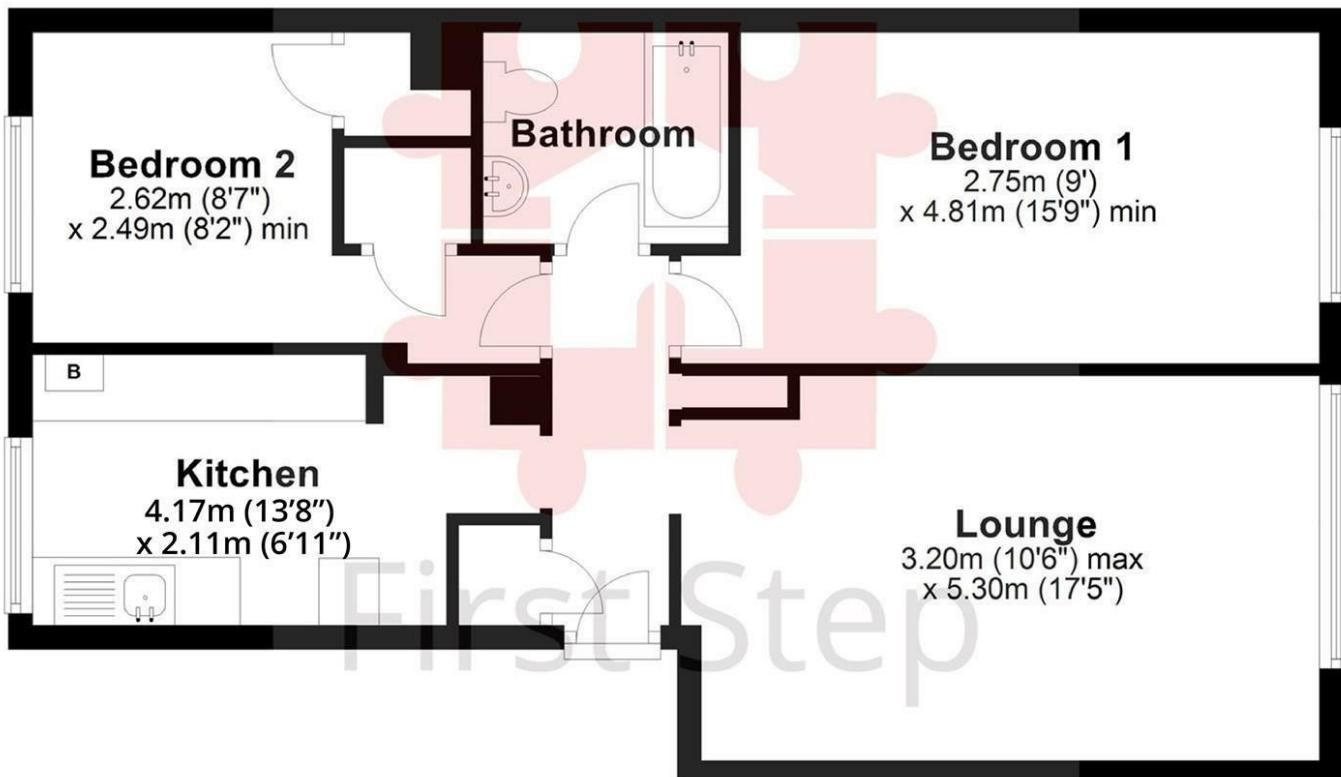
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



## First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)

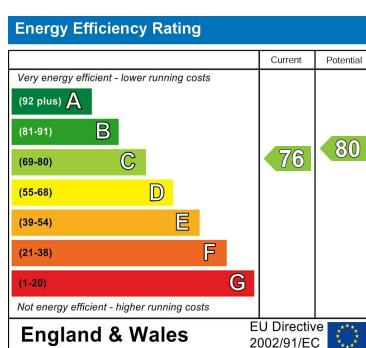


Total area: approx. 58.5 sq. metres (629.3 sq. feet)

Council Tax Band

A

Energy Performance Graph



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.



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