



Connells

Goodwin Drive,
Arlesey.



Property Description

Goodwin Drive, 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

- Ground floor accommodation.
- Maisonette styled apartment with private front door.
- Modern open-plan living.
- Four years remaining on new home warranty.
- External bike shed.
- Allocated private parking with carport.
- Communal gardens for residents.
- Quiet newly built development.



Internal

Entrance Hall

Entrance door, laminate flooring laid throughout, spot slights, and radiator fitted.

Lounge/Diner

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

Kitchen

Fully fitted suite comprising of a selection of grey wall and base units with worktop surround, integrated oven with gas hob and extractor fan, integrated fridge freezer, washing machine, and dishwasher, sink-drainer, combi-boiler, tiled flooring and grey part-tiled walls laid throughout, and double glazed window.

Master 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, extractor fan, heated-towel-rail, spot lights, tiled flooring and part-tiled walls laid throughout, and double glazed window.

External

Car Port

One allocated under-cover parking space to the rear of the property.

Communal Gardens

Communal gardens surround the property.

Bike Shed

Large lockable storage shed situated to the rear of the property.

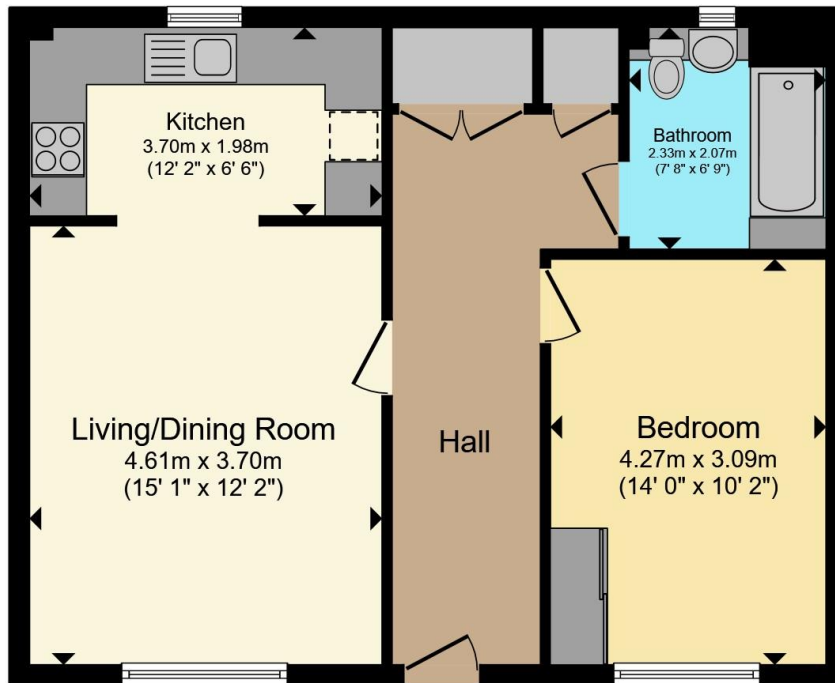
Agent Notes:

Tenure: Leasehold.

Length of lease: 125 years from and including 29th September 2020. 119 years remaining.

Annual ground rent and service charge in the region of £1400 combined (Vendor advises).





Ground Floor

Total floor area 55.9 m² (602 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: B

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309779

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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