



Hancock's Estates
With you every step of the way



11 John Rix House, St. Johns Road, SG15 6QZ
£215,000 Leasehold





11 John Rix House

St. Johns Road, SG15 6QZ

- Modern, Well Presented First Floor Apartment
- Two Bedrooms
- Gas Radiator Heating (New Boiler Dec 2023)
- Double Glazing
- Allocated Carport Parking Space
- Three Piece Bathroom & En-Suite Shower Room
- Walking Distance to Local Amenities
- Easy Access to A507 and A1
- Cul-De-Sac Position
- Superb First Time Buy

An extremely well presented first floor apartment in a cul-de-sac location with carport parking space and walking distance to local village amenities.

Intercom entry door (shared only with one other apartment) with stairs to the floor. Accommodation comprises entrance hall, living / dining room, kitchen, two bedrooms, en-suite shower and three piece bathroom.

The Worcester gas combination boiler was replaced in December 2023 and comes with remainder of the ten year manufacturer guarentee.



Entrance	
Communal intercom / entry door (only shared with one other flat opposite) with stairs rising to first floor entrance door.	
Entrance Hall	
Living / Dining Room	13'2" x 11'5" (4.02m x 3.48m)
Kitchen	9'9" x 5'9" (2.96m x 1.74m)
Bedroom 1	10'10" x 10'5" (3.30m x 3.18m)
En-suite	
Bedroom 2	7'1" x 6'9" (2.16m x 2.06m)
Bathroom	
Carport Parking	17' x 8'2" approx (5.18m x 2.49m approx)



Lease Details

150 year lease (approxiamtely 130 year term remaining)
 Current Maintenance Charge: £1962.77 PA
 Current Groud Rent: £140 PA
 Pets: Prior written consent required from the Management Company to keep one normal domestic pet.

Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

Agents Notes

Council Tax Band B: (£1965.83 2026/27)
 New Worcester Combi Boiler fitted 12/12/2023
 Worcester Bosch manufacturers guarantee until 12/12/2033

About The Area

Arlesey village is located close to the Hertfordshire border to the north of Hitchin and Letchworth, offering easy access to the A507 and A1. The train station is an approximate 1.5 mile cycle and village amenities, schools and Public House are within walking distance.

Precise Location: what3words

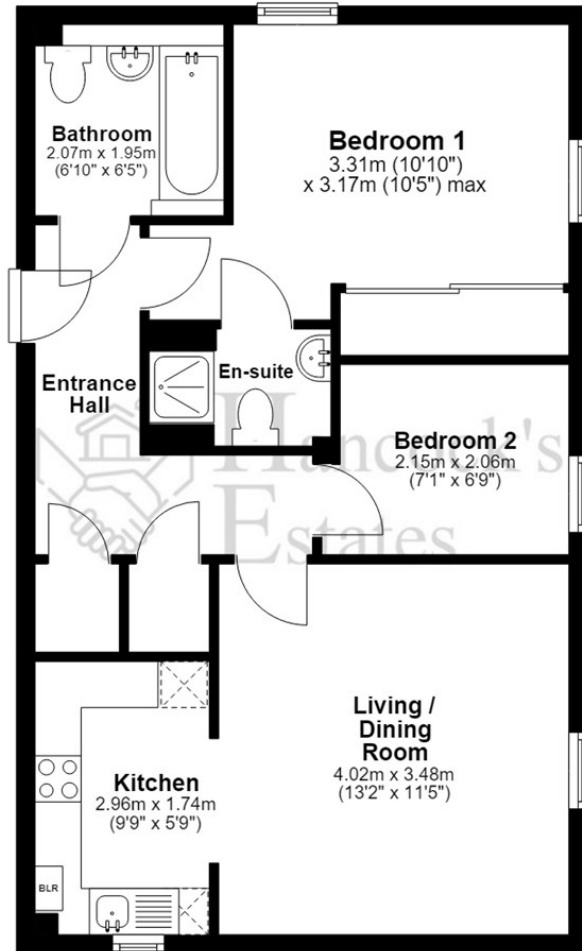
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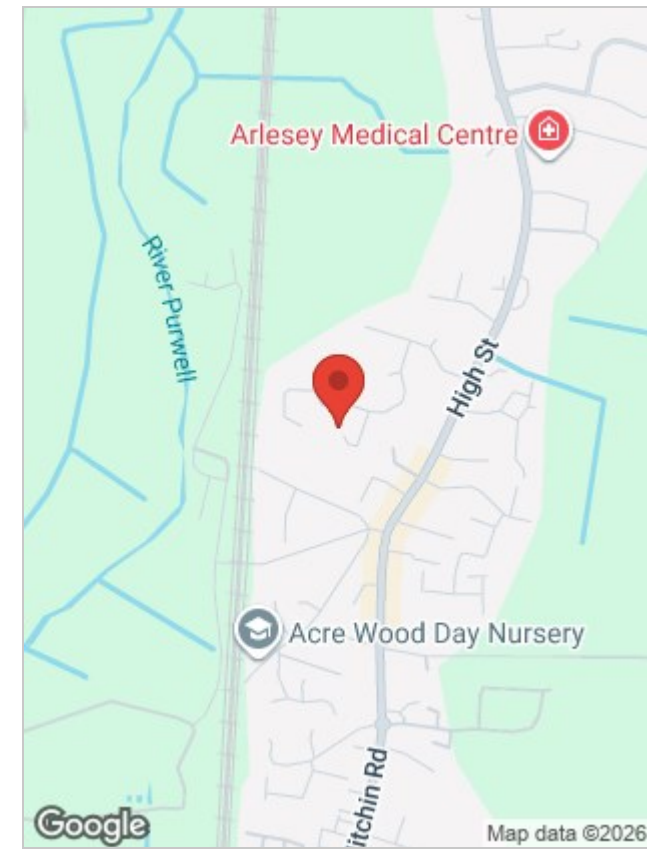


First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)



For GPS direction please follow **SG15 6QZ**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		