

LEASEHOLD



Apartment - Garden (EPC Rating: C)

APARTMENT 14, ELM HOUSE ARLESEY ROAD, STOTFOLD, HITCHIN, HERTS, SG5

Price Guide

£275,000



First Step



1



1



1



C

1 Bedroom Apartment - Garden located in Hitchin

CHAIN FREE... private SOUTH FACING GARDEN... Entertaining Kitchen with ISLAND... Integrated BOSCH appliances... 999 year lease... Allocated parking & EV CHARGER... COLOUR CHOICE of Kitchen and flooring still available... Underfloor heating with AIR SOURCE HEAT PUMPS... Luxury open plan living...

INTERNAL

Communal Entrance Hallway

Door entry system. Carpet, with coir matting to entrance. Communal storage cupboard, meter cupboard, wall mounted mail boxes. Staircase to first floor.

Entrance Hallway

Door to front aspect. Two 2-door storage cupboards fitted with sensor lights, one housing the consumer unit, one housing the water tank and underfloor heating system. Luxury vinyl flooring (choice of colour). Doors leading to:

Kitchen/Lounge

31'6" x 10'6"

Dual aspect triple glazed windows to side aspect and rear aspect, french doors to rear aspect. Buyer to choose from a selection of handleless wall and base units with quartz work surface and up stand. Integrated Bosch appliances including dishwasher, washer/dryer, fridge/freezer, single oven, induction hob and extractor hood. Inset sink with drainer grooves, under plinth lighting, continuation of luxury vinyl flooring. Fitted with entertaining island.

Cloakroom

6'6" x 3'10"

White suite comprising: concealed push button wc, vanity wash hand basin, tiled storage shelf, lighted wall mirror, continuation of luxury vinyl flooring.

Bedroom

15'7" x 9'10"

Triple glazed window to side aspect. Double door fitted wardrobe fitted with shelf and rail. Choice of colour carpet. Door leading to:

En-Suite

7'1" x 6'6"

White suite comprising: Fully tiled bath with wall mounted shower, inset storage shelf and glass screen, concealed push button wc, vanity wash hand basin. Half tiled walls, circular wall mounted light up mirror, shaver point, porcelain tiled flooring.

EXTERNAL

Garden

South facing garden with fence perimeter and side gated access. Entertaining patio area, astro turf. Air source heat pump.

Parking

1 block paved parking space out the front in communal parking area, numbered 14, fitted with EV charger and solar light.

ADDITIONAL PROPERTY INFORMATION

Leasehold- 999 years

EPC: Rating B

Council Tax: TBC

Service Charge: £45 per month

Mains utilities, no gas, air source heat pump

Traditional brick and block construction

Local Area

The property is situated centrally and close to all local amenities. In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.



The area benefits from good schools: St Marys Academy, Roecroft Lower School, along with Pixbrook & Etonbury Academy and the nearby Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey is approximately 38mins.

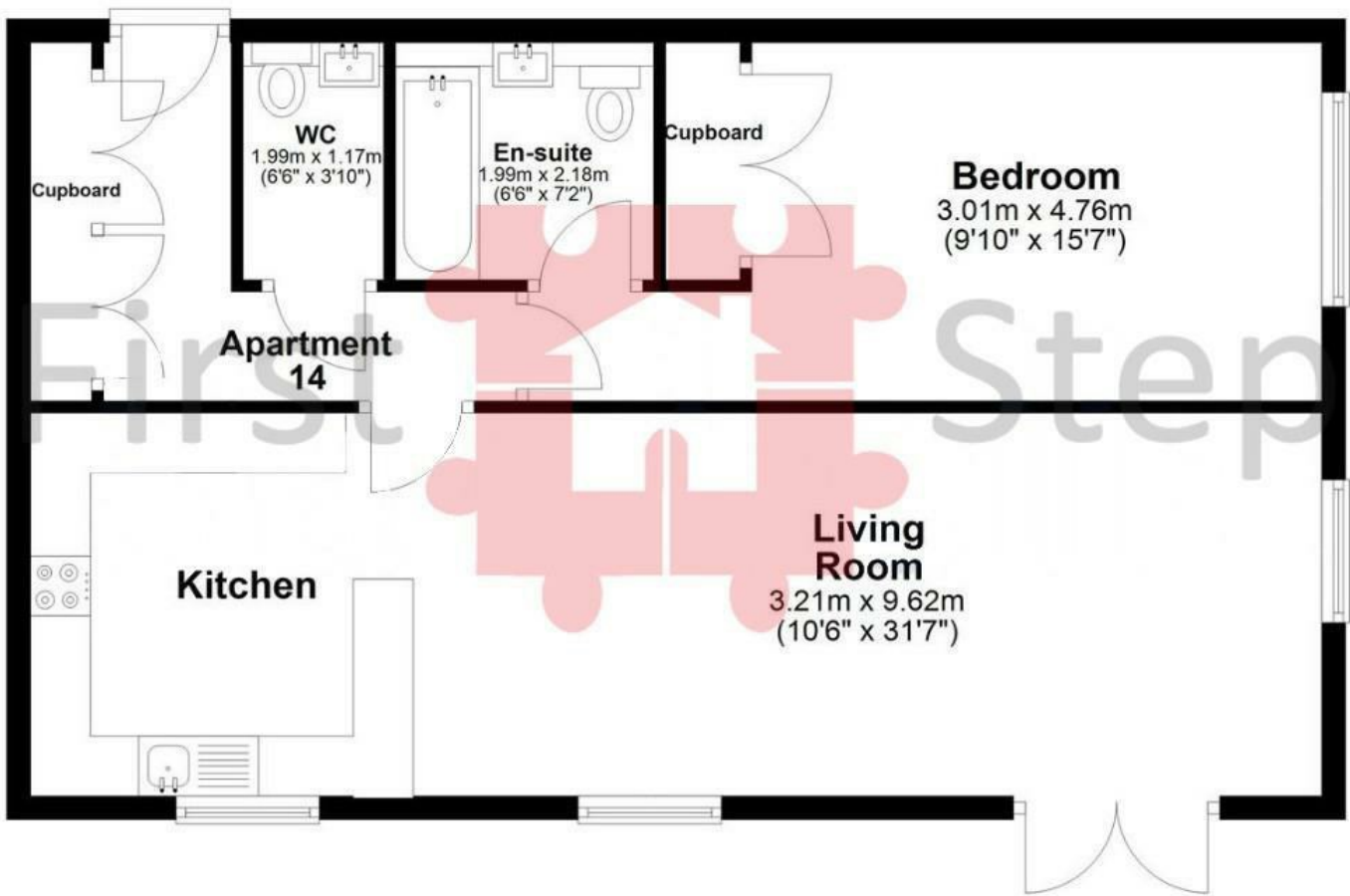
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.



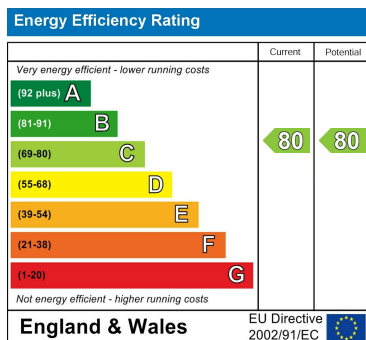
Ground Floor - Apartment 14



Council Tax Band

B

Energy Performance Graph



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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.



First Step