



Weavers Orchard

Arlesey,
Bedfordshire, SG15 6PD
£275,000

country
properties

This two bedroom contemporary apartment situated in a secluded location backing onto open countryside is offered CHAIN FREE. With open plan living, Juliet balcony, two double bedrooms, en-suite to master, garage and off road parking, the property is a must view!

- Open plan kitchen/dining/living room with doors opening to Juliet balcony
- CHAIN FREE
- Re-fitted kitchen with Marble worksurface
- En-Suite To Master Bedroom
- Garage and Off Road Parking
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Own private entrance from the outside

GROUND FLOOR

Entrance Hall

Private entrance door. Carpeted stairs rising to first floor apartment. Window to side aspect. Wall mounted electric heater.

FIRST FLOOR

Landing

Entrance door to apartment.

Kitchen / Dining/ Living Room

21' 9" (max) x 17' 5" (max) (6.64m max x 5.30m max) Open plan with Kitchen / Dining and Living Room area. Kitchen with a range of base units with marble worksurfaces over and upstands. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated Bosh electric oven. Inset induction hob. Integrated wine cooler. Freestanding fridge/freezer. Breakfast bar. Integrated washing machine. Karndean wood flooring throughout. Velux window.

Dining area with Velux window. Radiator.

Living Room area with part glazed double doors onto Juliet balcony to front aspect. Fitted blinds.



Hallway

Fitted carpet. Smooth skimmed ceiling with access to loft space. Airing cupboard housing a boiler serviced in May 2025. Doors into both bedrooms and bathroom.

Bedroom One

12' 2" x 10' 4" (3.70m x 3.14m) Part pitched smooth skimmed ceiling. Double glazed window to front aspect with fitted blinds. Radiator. Door to En Suite.

En-suite

White suite comprising low level WC, pedestal wash hand basin and fully enclosed shower cubicle with fully tiled splashback wall. Part tiled walls. Chrome heated towel rail. Part pitched smooth skimmed ceiling. Velux window to rear.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.04m) Double glazed window to front aspect with fitted blinds. Part pitched smooth skimmed ceiling. Radiator.

Bathroom

White suite comprising low level WC, pedestal wash hand basin and panel enclosed bath tub with shower over and fully tiled splashback wall. Chrome heated towel rail. Part tiled walls. Part pitched smooth skimmed ceiling. Velux window to rear aspect.

OUTSIDE

Garage and Parking

17' 5" x 11' 2" (5.30m x 3.40m) Situated beneath property. Single garage with up and over door. Power and light. Personnel door to side. Allocated off road parking space in front of the garage.

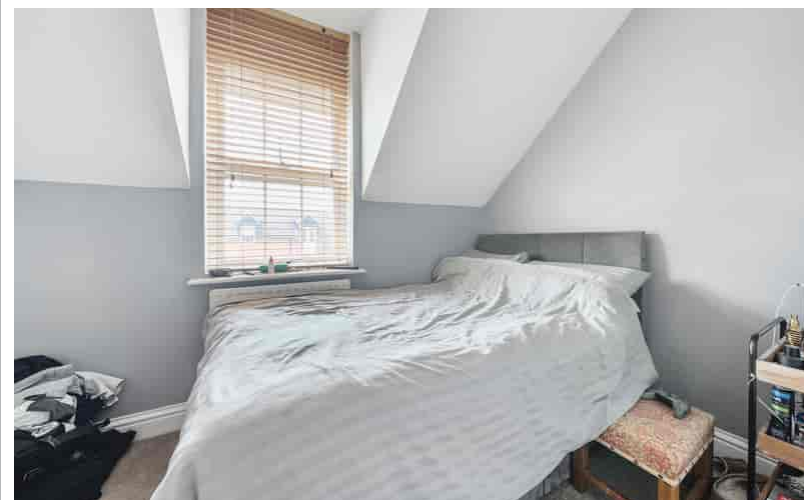
AGENTS NOTE

Lease length 175 years from 25 June 2005

The vendor informs us that the current annual ground rent and service charge is £450

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk





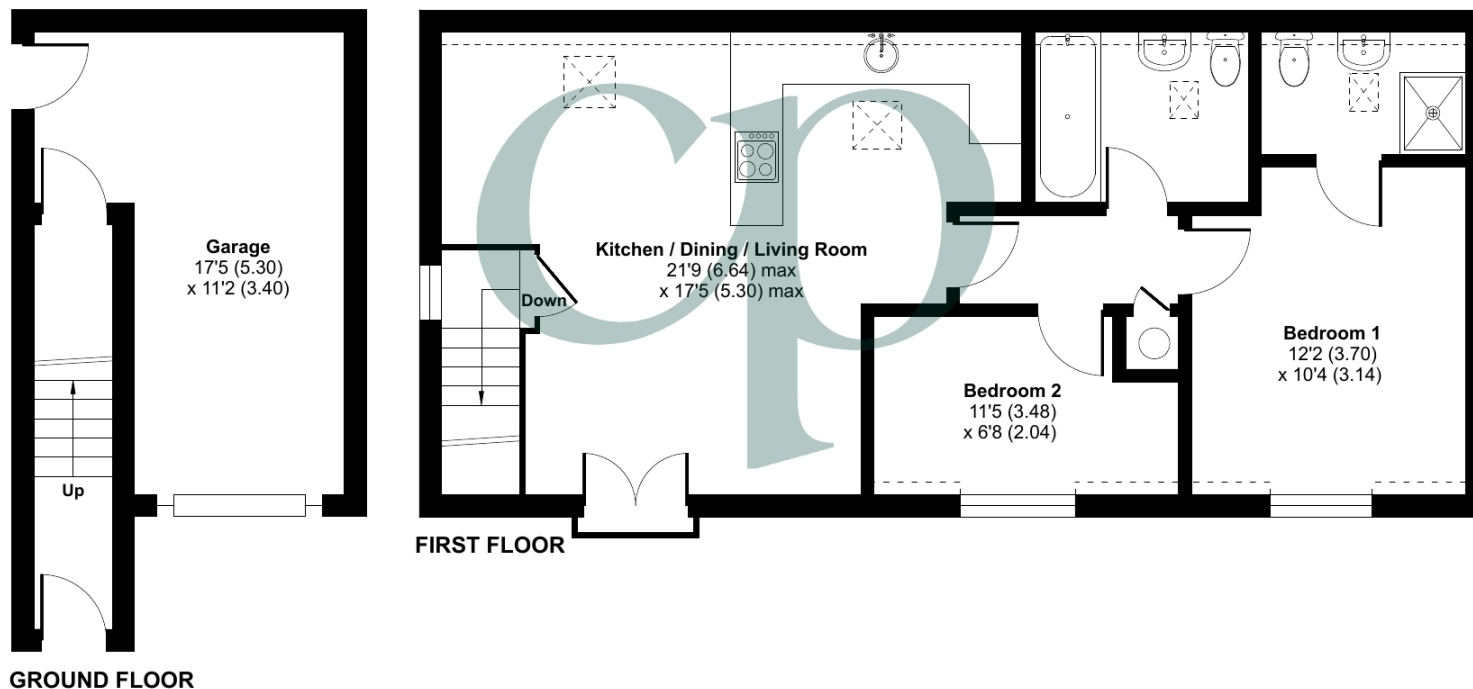
Approximate Area = 848 sq ft / 78.7 sq m (includes garage)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 875 sq ft / 81.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76
(81-91)		
(69-80)		
(55-68)	D	76
(39-54)		
(21-38)	F	76
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Country Properties. REF: 1315104

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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