



Viewing by appointment only

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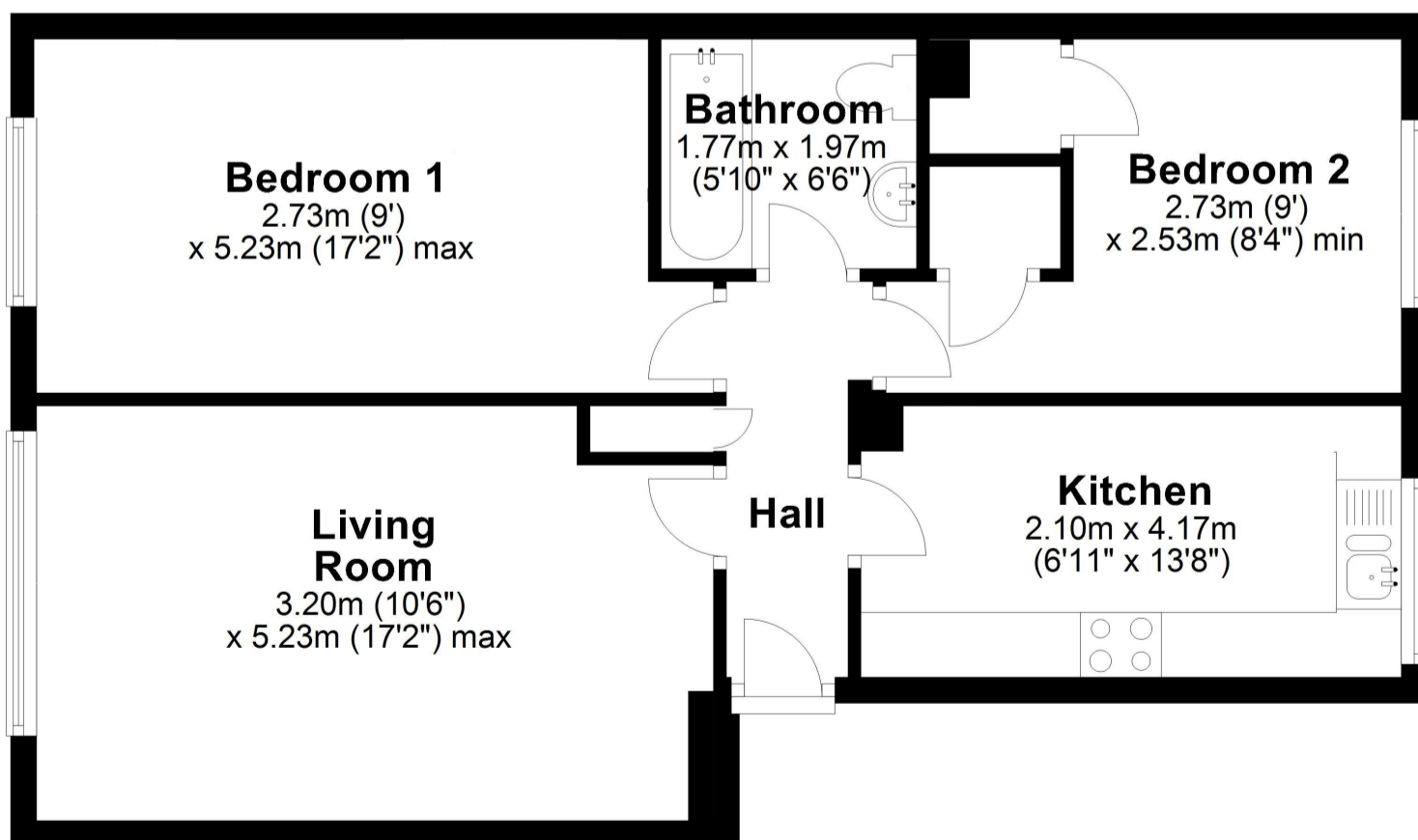


A perfect first time buy, or buy to let investment. This spacious 2 bedroom first floor apartment is well presented throughout. Situated off the road via a walkway, but still close to on street parking, this property is also well placed for Arlesey station and access to the A1m. Internally the property is accessed via a communal hallway with stairs to the first floor, shared by only one other apartment. The spacious living room is large enough to have a dining area and the bedrooms are both doubles. Externally there are communal lawns and a communal drying area, plus a useful personal storage shed.

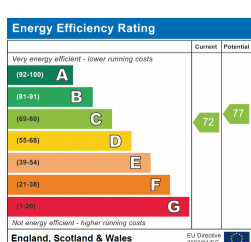


### First Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



Total area: approx. 57.7 sq. metres (621.4 sq. feet)



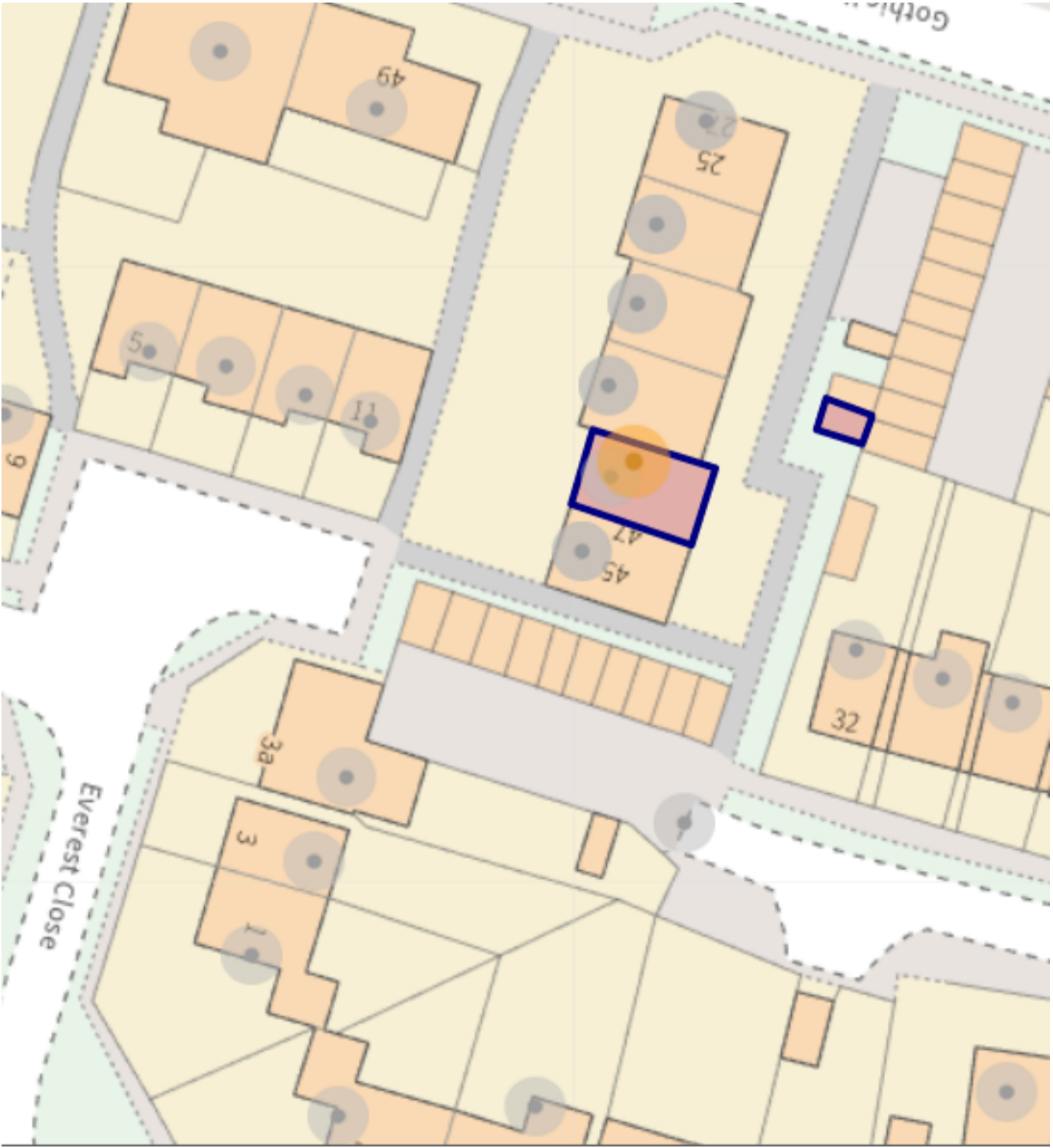
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Location

### Arlesey

This property is situated in the Bedfordshire village of Arlesey. Located close to the Hertfordshire border with fantastic access to local towns such as Hitchin and Letchworth, providing shopping and entertainment facilities. Arlesey has a 'good' lower school and a well-regarded nursery. Arlesey train station provides access to London St. Pancras in approximately 40 minutes.

- First floor apartment
- 2 double bedrooms
- Spacious living / dining area
- Fitted kitchen
- Gas central heating
- Electric shower over bath
- Lease - 87 years remaining
- Council tax - Band A
- EPC - C
- Service charge - approx £190 PA





## Room Sizes

Living Room - 3.20m x 5.23m (10' 6" x 17' 2")

Kitchen - 2.10m x 4.17m (6' 11" x 13' 8")

Bedroom 1 - 2.73m x 5.23m (8' 11" x 17' 2")

Bedroom 2 - 2.73m x 2.53m (8' 11" x 8' 4")

Bathroom - 1.77m x 1.97m (5' 10" x 6' 6")

