



# Grove Court

Arlesey,  
Bedfordshire, SG15 6UZ  
£190,000

country  
properties

Situated in 'Church End' of Arlesey within walking distance to a main line train station to London St Pancras (39mins). This beautifully presented 2 bedroom ground floor apartment offers spacious living and comes with a garage and parking.

- Garage and parking
- Communal gardens
- Short walk to Arlesey train station
- Council tax - band B
- Well presented - just move in!
- New electric boiler and heating system

## Ground Floor

### Communal Entrance

Via security entrance door into:

### Entrance Hall

Doors into all rooms. Cupboard housing an electric boiler. Storage cupboard. Radiator.

### Living / Dining Room

16' 3" x 10' 11" (4.95m x 3.33m) Double glazed window. Radiator.

### Kitchen

10' 8" x 7' 9" (3.25m x 2.36m) A range of wall and base units with worksurfaces over. Tiled splashbacks. Inset sink and drainer with mixer tap over. Integrated electric oven and hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Space for slimline dishwasher. Double glazed window with custom fitted roller blinds.

### Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m) Double glazed window with custom fitted roller blinds. Radiator.

### Bedroom Two

10' 11" x 6' 11" (3.33m x 2.11m) Double glazed window with custom fitted roller blinds. Radiator.



## Bathroom

Bathroom suite comprising panel enclosed bath with shower over and glass shower screen to side, wash hand basin and low level WC. Tiled walls. Vinyl flooring. Heated towel rail.

## Outside

## Garage

15' 7" x 8' 0" (4.75m x 2.44m) Garage located in nearby block. Up and over door. Parking space to front.

## Communal Gardens

Mainly laid to lawn. Seating area. Bin store.

## Agents Note

Leasehold length 100 years from 4 December 2012

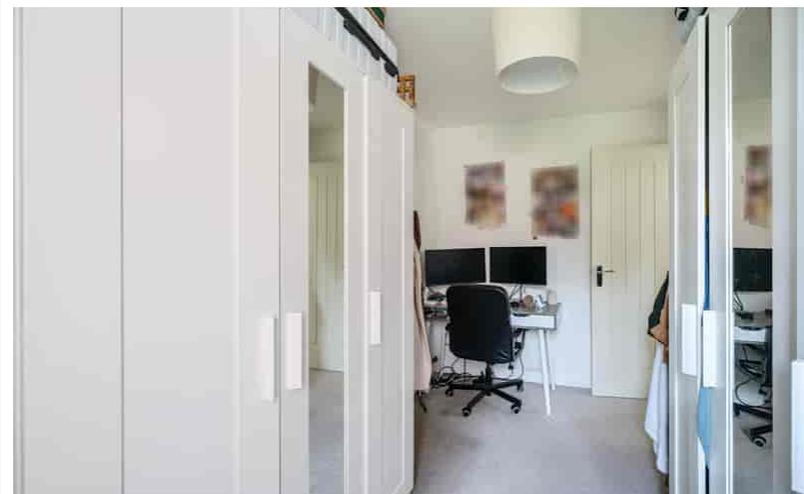
The vendor informs us that the current annual service charge is £1200 and ground rent £146 per annum.

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

## Location

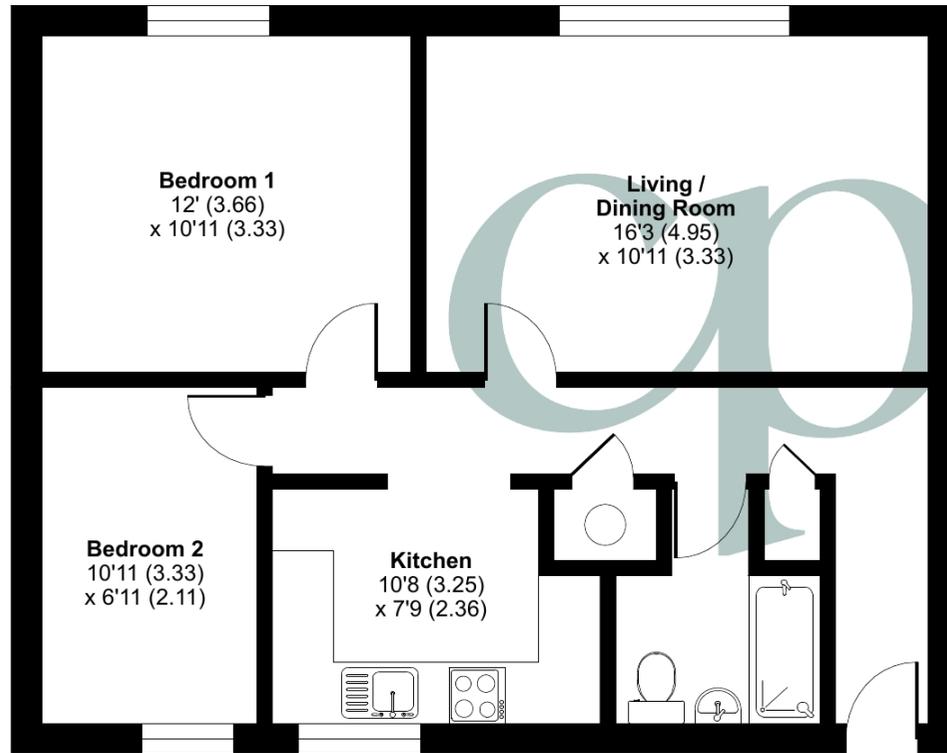
## Arlesey

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 39 minutes.

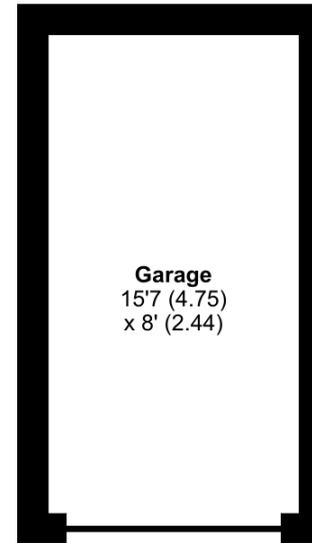


Approximate Area = 648 sq ft / 60.2 sq m  
 Garage = 127 sq ft / 11.8 sq m  
 Total = 775 sq ft / 72 sq m

For identification only - Not to scale



**GROUND FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). © n̄chemcom 2024. Produced for Country Properties. REF: 1217081

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

Viewing by appointment only

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