



Arlesey House, Church End, Arlesey, Bedfordshire. SG15 6UY





2 Bedroom Flat

Guide Price £185,000 Leasehold

Perfectly located for the commuter, this ground floor apartment, converted from the Old Rectory, benefits from high ceilings, well maintained communal gardens, gas central heating and double glazing.

The well proportioned accommodation comprises entrance hall, a spacious living room with bay window overlooking the gardens, kitchen, two bedrooms and a refitted shower room. Externally the property has a lovely communal garden which creates a welcoming community amongst the residents, and residents off road parking with additional visitors spaces.

- Ground floor apartment
- Lounge with bay window
- Two bedrooms
- Kitchen
- Refitted shower room
- Well maintained communal gardens
- Allocated parking space
- Close to mainline railway station
- Gas central heating and double glazing
- EPC rating D. Council tax band A

Ground Floor

Communal Entrance:

A double glazed door leads to the communal entrance.

Front Door:

Composite front door.

Entrance Hall:

Large storage cupboard with plumbing for a washing machine. Radiator. Loft storage. Wooden flooring.

Living Room:

Abt. 18' 3" x 11' 8" (5.56m x 3.56m) A good size living room with double glazed bay window overlooking the communal gardens. Feature fireplace. Two radiators. Dado rail. Coved ceiling. Wooden flooring.

Kitchen:

Abt. 12' 8" x 6' 10" (3.86m x 2.08m) Fitted with a range of eye and base level units with roll top work surface. Single drainer one and a half bowl sink unit. Integrated dishwasher. Space for fridge freezer. Double glazed windows to front and side. Tiled flooring.

Bedroom One:

Abt. 12' 10" x 6' 9" (3.91m x 2.06m) Double glazed window to front. Built in wardrobes. Contemporary vertical radiator. Part wood and part carpeted flooring.

Bedroom Two:

Abt. 9' 5" x 5' 2" (2.87m x 1.57m) Double glazed window to front. Radiator. Wood flooring.

Bathroom:

A refitted shower room comprising a large walk in shower area with rainfall shower and glass screen, vanity unit with inset wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Inset ceiling lights. Double glazed window to front. Tiled flooring.

Outside**Parking:**

There is an allocated parking space and additional visitors parking.

Communal Gardens:

There are well maintained communal gardens.

Additional Information:**Lease Details:**

Lease term: Approximately 136 years remaining

Service Charge: Approximately £1,924.80 per annum

Agents Note:

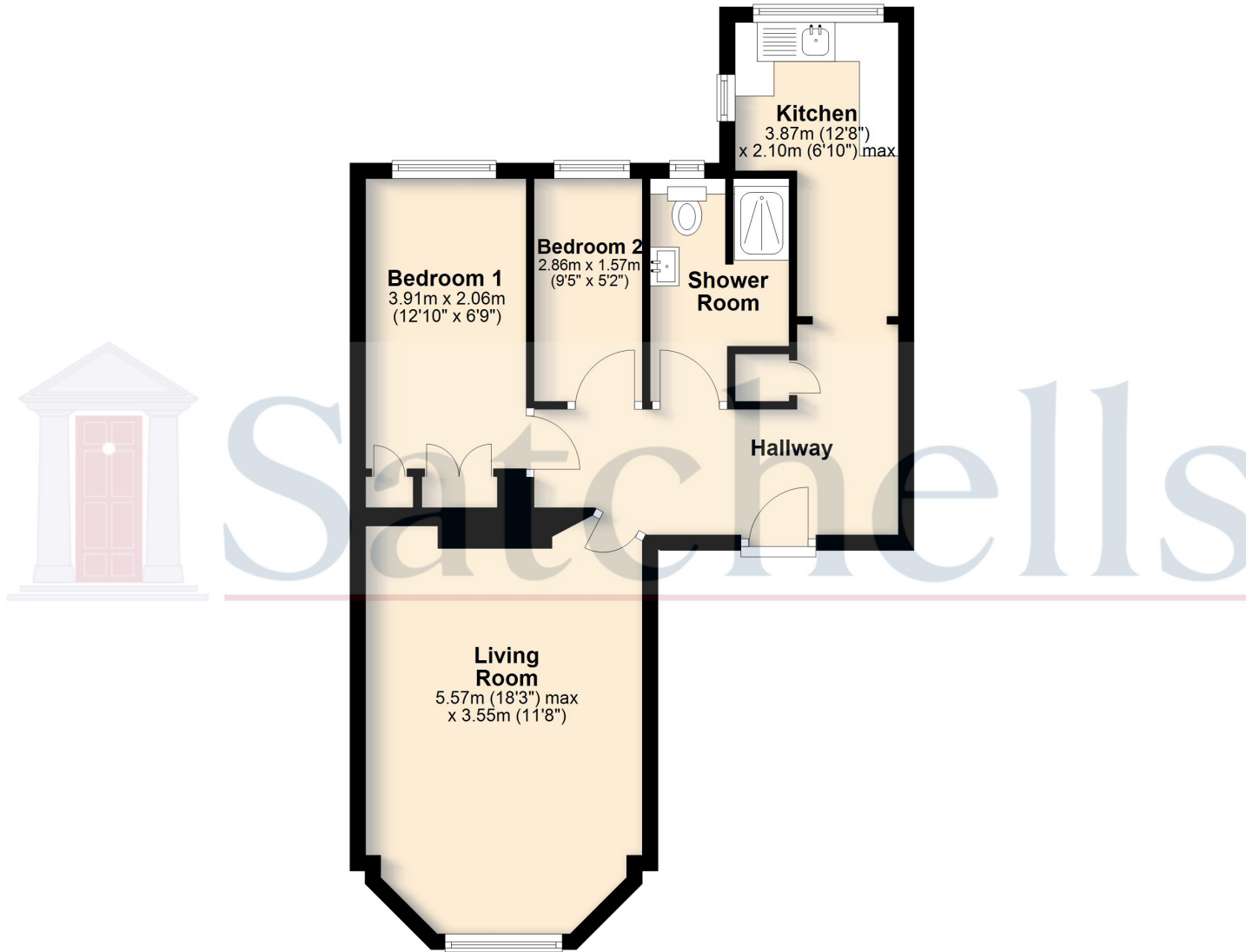
Draft particulars yet to be approved by Vendor and may be subject to change.





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Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.