



11 John Rix House

St Johns Road, Arlesey,
Bedfordshire, SG15 6QZ
£225,000

COUNTRY PROPERTIES
PART OF HUNTERS

A two bedroom first floor apartment situated in the village of Arlesey. This property would make the ideal first time buy or investment purchase. The property has been re decorated recently and ready to move in. Access is gained via a security entry system and, once inside, the accommodation comprises entrance hall with two large storage cupboards, a comfortable living room that is open plan to the fitted kitchen, two bedrooms, the master with en-suite shower room and a bathroom. Externally is an allocated parking space located in the carport.

- Leasehold
- Modern kitchen
- First floor
- Village location
- Service Charge - £1,364.51 per annum
- Carport
- Ensuite to master bedroom
- Two bedroom apartment
- Lease 132 Years
- Ground rent - £70 every 6 months



GROUND FLOOR

Communal Entrance

Stairs to first floor

FIRST FLOOR

Entrance Hall

Entrance via wooden front door leading to hallway. Smooth skimmed ceiling with spotlights, radiator, vinyl flooring, doors leading to:

Living Room

4.06m x 3.48m (13' 4" x 11' 5")
Smooth skimmed ceiling with inset spotlights, two radiators and fitted carpet. Double glazed window to side, television point and telephone point.

Kitchen

2.95m x 1.78m (9' 8" x 5' 10")
A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Built in four ring gas hob, electric oven and extractor hood. Space for fridge/freezer. Plumbing for automatic washing machine and dishwasher. Tiled splashback area. Double glazed window to front. Smooth skimmed ceiling with spotlights, vinyl flooring



Bedroom 1

3.30m x 3.20m (10' 10" x 10' 6")

A dual aspect double bedroom with double glazed windows to side and rear. Smooth skimmed ceiling with ceiling light, radiator and fitted carpet. Built in wardrobes with sliding doors, telephone point and television point.

En-suite

A white suite comprising of tiled shower cubicle, pedestal hand basin and low level wc. Smooth skimmed ceiling with spotlights, radiator, tiled flooring. Tiled splashback area, shaver point, and extractor fan.

Bedroom 2

2.31m x 2.06m (7' 7" x 6' 9")

Double glazed window to side, radiator and carpet to floor.



Bathroom

A white three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal hand basin and low level wc. Tiled splashback area and shaver point. Smooth skimmed ceiling with spotlights, heated towel rail, extractor fan and vinyl flooring.

Carport

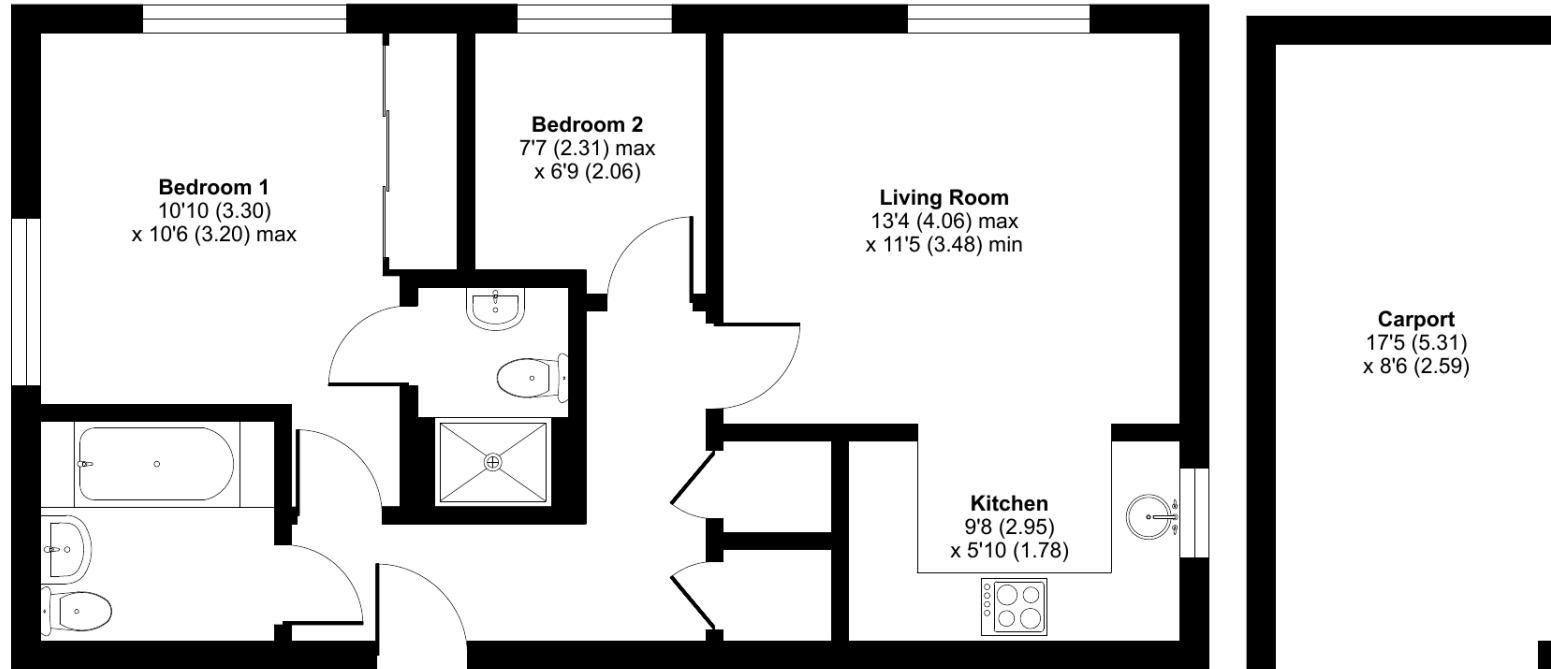
5.31m x 2.59m (17' 5" x 8' 6")
Allocated parking space under car port to the right of the communal entrance doorway.





Approximate Area = 590 sq ft / 54.8 sq m (excludes carport)

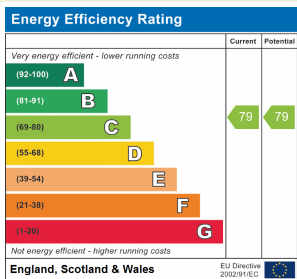
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 991828



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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