



High Street, Arlesey, Bedfordshire. SG15 6RA





1 Bedroom Apartment

Guide Price £170,000 Leasehold

Located in the centre of Arlesey is this well presented and good sized second floor apartment.

The accommodation comprises entrance hall, a contemporary open plan kitchen/dining/living room, double bedroom and refitted bathroom. Externally is an allocated parking space, additional visitors parking and a communal laundry drying area.

- One bedroom apartment
- Open plan kitchen/dining/living room
- Double bedroom
- Refitted bathroom
- Allocated parking space
- Additional visitors parking
- Lease will be extended prior to completion
- Double glazing
- Easy access to Hitchin and Letchworth
- EPC rating C. Council tax band A

Ground Floor**Front Door:**

Timber front door

Entrance Hall:

Airing cupboard. Loft access. Laminate flooring.

Kitchen/Dining/Living Room:

Abt. 19' 0" x 14' 3" (5.79m x 4.34m) A good size open plan living space with twin aspect double glazed Velux windows to the front and a double glazed window to the side. The kitchen is well-appointed and comprises a good range of eye and base level units with ample roll edge work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splash areas. Tiled flooring. The rest of the living area has laminate flooring. Television point. Wall mounted electric night storage heater.

Bedroom:

Abt. 12' 3" x 10' 2" (3.73m x 3.10m) A double bedroom with double glazed box bay window to rear. Wall mounted electric radiator. Carpet as fitted.

Bathroom:

A refitted white suite comprising panelled bath with mixer tap, shower over and glass screen, vanity unit with inset wash hand basin and low level WC. Double glazed window to side. Fully tiled walls and flooring.

Outside**Parking:**

Allocated parking space for one car plus additional visitors parking.

Garage:

The current owner rents a garage located to the rear of the block. We are informed that a new owner can take over the garage if desired. The current rent for the garage is £65.00 per month.

Additional Information:**Lease Details:**

Lease term: The lease will be extended until 28th September 2212 at point of completion at the sellers expense

Ground rent: £68.00 per annum - reverting to a peppercorn ground rent in September 2087

Service Charge: Approximately £86.87 per month

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

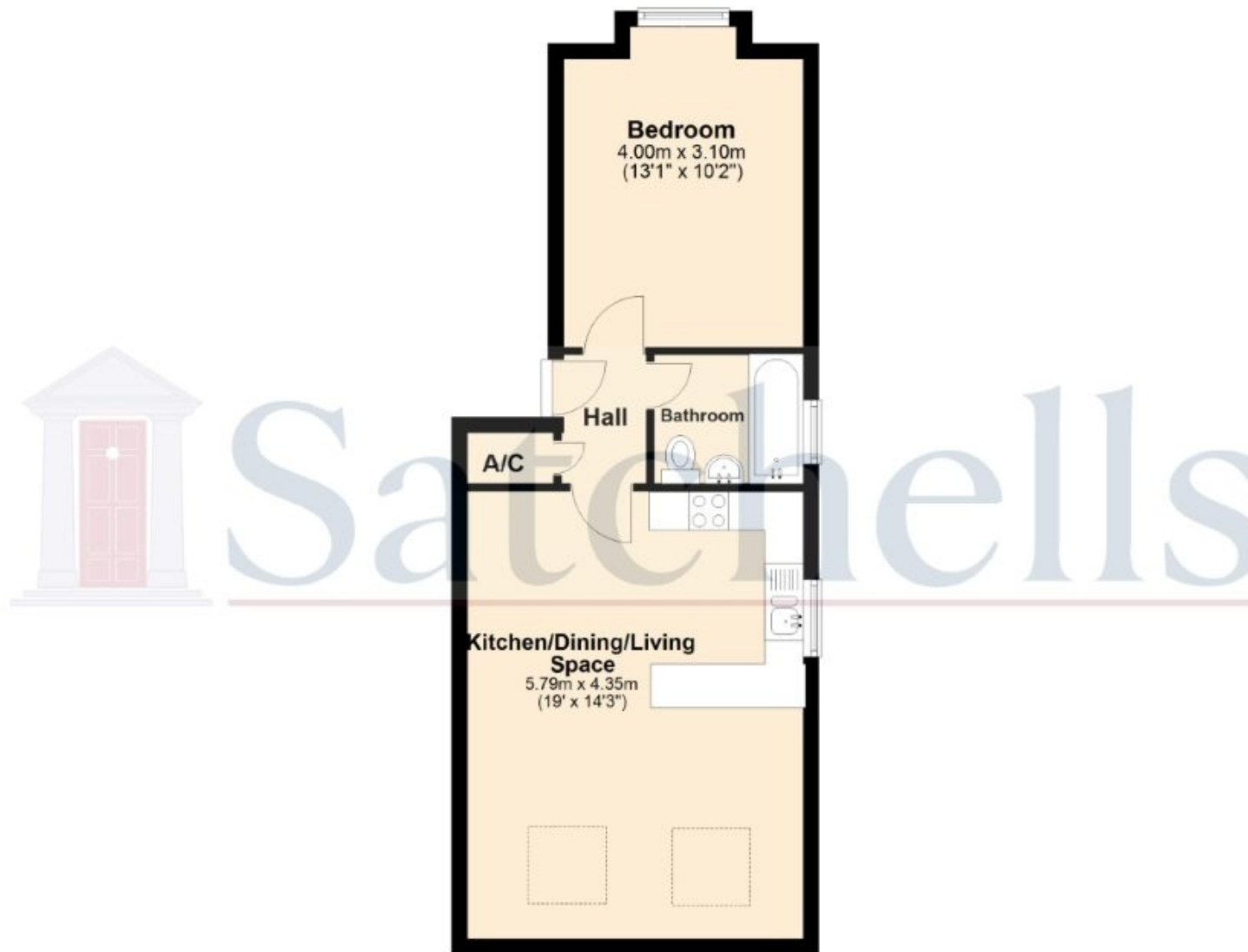




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Top 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.