



John Rix House

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

country
properties

This 2 bedroom first floor apartment tucked away within a popular location overlooks well kept green areas and has access to countryside walks. The property offers spacious open plan living, En-suite to Master bedroom, allocated parking, nearby local shops and amenities and is approx. 1.9 miles to Arlesey mainline station with direct links to London St Pancras in under 40 minutes, an ideal first time buy or investment purchase.

- Spacious living room opening to a separate kitchen area
- Main bedroom with en-suite shower room
- Allocated parking space
- Close to local shops and amenities
- Approx. 1.9 miles to Arlesey mainline station with direct links to London St Pancras in under 40 minutes
- Intercom access
- Part boarded loft space and storage cupboards

INTERNAL

GROUND FLOOR

Communal Entrance

Intercom system. Stairs rising to first floor.

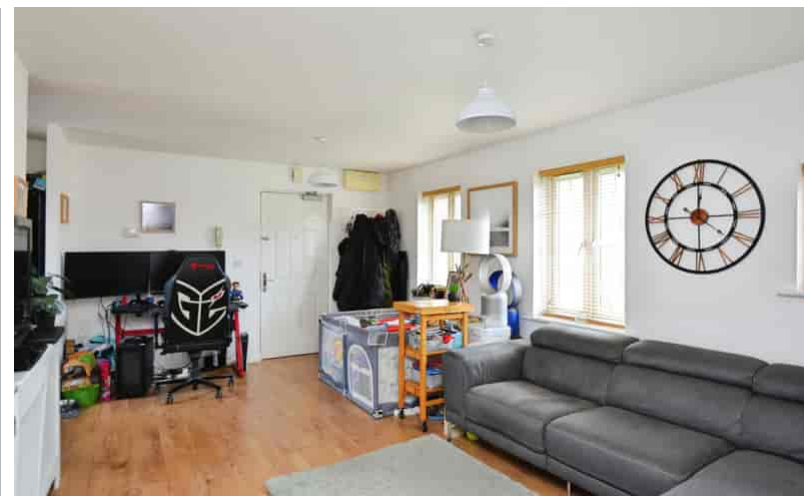
FIRST FLOOR

Kitchen

9' 8" x 5' 7" (2.95m x 1.69m) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Integrated oven and gas hob with stainless steel cooker hood over and splashback. Space for a dishwasher and fridge/freezer. Integrated washing machine. Cupboard housing a combi boiler serviced annually. Wood effect laminate flooring. Radiator. Double glazed window.

Living/ Dining Room

18' 4" x 11' 6" (5.59m x 3.51m) Entrance door onto open plan Living/ Dining Room/ Kitchen. Wood effect laminate flooring. Intercom system. Three double glazed windows.



Inner Hallway

Two storage cupboards. Fitted carpet. Doors to Bedroom One, Two and Bathroom.

Bedroom One

13' 5" x 9' 10" (4.10m x 3.00m) Master bedroom with double glazed window. Fitted carpet. Built in wardrobe with sliding mirrored doors. Loft access. Door to En Suite.

En Suite

Suite comprising wash hand basin, low level WC and shower cubicle. Wall mounted bathroom cabinet. Shaver point. Extractor fan. Radiator.

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m) Double glazed window. Fitted carpet. Radiator.

Bathroom

Three piece bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bathtub. Tiled splashbacks. Extractor fan. Double glazed window.

EXTERNAL

Parking

Allocated parking for one car plus visitors parking bays.

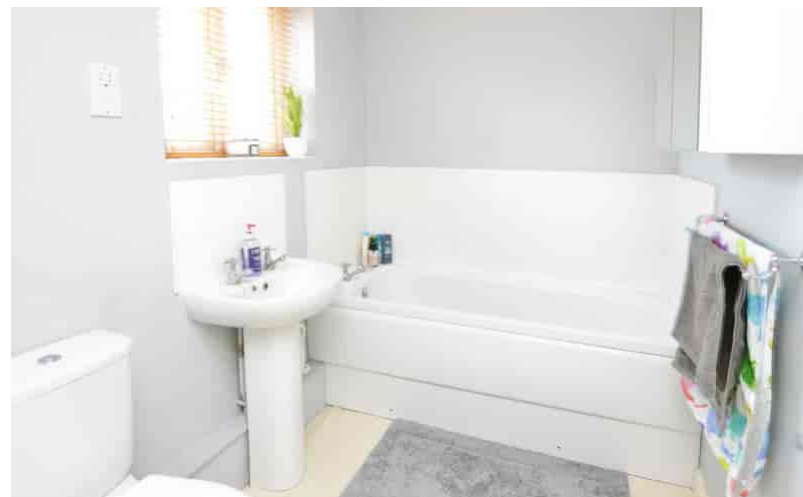
Agents Note

The vendor informs us the lease was 150 years commencing from the 1 July 2006.

Current Service charge is £168 per month

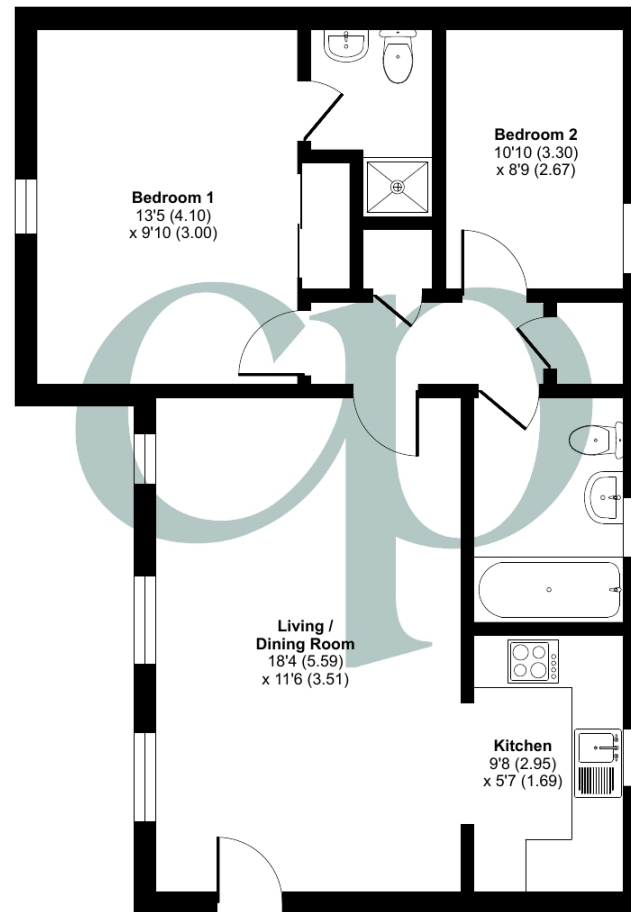
Current Ground rent: is £100 per year

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



Approximate Area = 635 sq ft / 58.9 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79 81
(55-68)	D	
(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). © nichecom 2025. Produced for Country Properties. REF: **1286578**

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Viewing by appointment only

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