



(General view of block)

**76 Gothic Way, Arlesey,
Bedfordshire, SG15 6TP**
£182,500


Stephens
Residential Sales & Lettings

01462 732121

stephenssales@btconnect.com

A well maintained and nicely presented second floor flat in the centre of the village, within a reasonable walk of Arlesey mainline railway station.

The accommodation comprises of: Entrance Hall, a 17ft lounge/diner, a refitted kitchen (approx. 5 years old), two double bedrooms and bathroom. Double glazed throughout. Offered with the potential of no upward chain.

VIEWING IS STRONGLY RECOMMENDED.

The property in further detail comprises;

COMMUNAL ENTRANCE HALL

Stairs leading to second floor, communal store cupboard (on ground floor) front door to:-

ENTRANCE HALL

Storage cupboard, warm air heater unit, access to a large loft.



LOUNGE 17'4 x 10'5 (5.28m x 3.18m)

Coving, double glazed windows to rear, countryside views to rear.



KITCHEN 13'6 x 6'10 (4.11m x 2.08m)

Refitted with a range of eye and base units with work surfaces over, inset stainless steel sink with drainer and mixer taps, tiled splashbacks, tiled floor, space for an oven, space for a fridge/freezer, plumbing and space for a washing machine, larder cupboard, double glazed window to front aspect.



BEDROOM ONE 15'7 x 9'0 (4.75m x 2.74m)
including wardrobes

Double glazed window to rear aspect, built in wardrobes, coved ceiling.



BEDROOM TWO 9'0 x 8'3 (2.74m x 2.51m)

Double glazed window to front aspect. storage cupboard and airing cupboard..



BATHROOM

Fitted with a suite comprising of a panelled bath with electric shower over, low level WC, wash hand basin, ceramic tiling to walls and floor.

OUTSIDE



BRICK BUILT STORE AND DRYING AREA

Allocated brick built storage cupboard, drying area, lawned communal gardens.

CURRENT COUNCIL TAX

Band A – Central Bedfordshire Council – 2021/22
- £1,391.59

LEASEHOLD INFORMATION

Term of lease: approx. 87 years remaining

Maintenance charge: £300.00 per annum approx

Ground rent: tbc

(As provided by vendor)

Energy Performance Certificate

Reference: 0340-2842-9040-2729-6515

Expires 21/4/31

(see online for more details)

FLOORPLAN



Total area: approx. 57.4 sq. metres (617.6 sq. feet)

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

Additional Photos





Rear view of block



Views from Lounge

T: 01462 732121
F: 01462 834033
E: stephenssales@btconnect.com
E: stephensrental@btconnect.com
stephensestateagents.com
rightmove.co.uk
onthemarket.com

57 High Street Stotfold
Hitchin Herts SG5 4LD



Stephens Estates Ltd, trading as Stephens Estate Agents.
Registered Office: 57 High Street, Stotfold, Hitchin, Herts, SG5 4LD.
Registered in England. Company Reg no: 4181268

