



2 Bed Apartment in John Rix House, Arlesey, SG15 6QZ | £1

Gothic

Estates.com



VIDEO



### Key Features

- Immaculately presented two bed apartment
- Attractive low-rise development 2007
- Generous Master with En Suite shower
- Open-plan 18' Living/Dining Room
- Kitchen with built-in oven, hob, washer
- Bedroom 2 and great size 2nd bathroom
- 2 extra storage cupboards in hall
- Private parking space

## Description

SOLD SOLD SOLD

\* IMMACULATE 2 bed HOME \* 1st floor - no-one above you \*  
Generous Master with EN SUITE \* 18' Living/Dining Room \* Smart  
Kitchen + oven + w/machine \* Large 2nd bathroom \* Extra storage \*  
Small development just ground & first floor units c.2007 \* Great decor  
READY TO MOVE IN \* See REAL VIDEO here...

Beautifully presented apartment featuring En Suite to the Master and a really generous open-plan living space, situated in a modern low-rise development (just ground and first floor units with house-style appearance) built in 2007. St Johns Road is a no-through road with its own play park and situated within walking distance of local facilities and just 1.4 miles from Arlesey's mainline train station direct into London St Pancras.

Just two units share the main door and stairway and the front door leads into a lovely size 18' open-plan reception with ample room for the dining table and adjacent to the kitchen with built-in oven, integrated washing machine and space for a slimline dishwasher. Beyond is a hallway with two cupboards - one is set up as a wardrobe and the other larger ideal for bulkier items. Master bedroom has built in wardrobes and the luxury of an en suite shower room whilst the second bedroom is ample size and can use the wardrobe facility on the hallway if needed. The main bathroom is definitely larger than typical and has a window for natural light and ventilation.

Arlesey mainline station 1.4 miles (5 mins car, 25 mins walk)  
Gothic Mede lower school 0.4 miles (6-8 min walk)  
Local shops 0.4 miles (6-8 min walk)  
Letchworth Garden City centre 3.6 miles  
Hitchin centre 4.8 miles

Leasehold approx 136 years remaining  
Service charge 2021 monthly £87.92  
Ground rent monthly £16.67 future revisions attached to Retail Price Index

## Location

Arlesey is a large village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.



## First Floor

Living/Dining Room - 18' 4" x 11' 6" (5.59m x 3.51m)

Kitchen - 9' 7" x 5' 7" (2.94m x 1.71m)

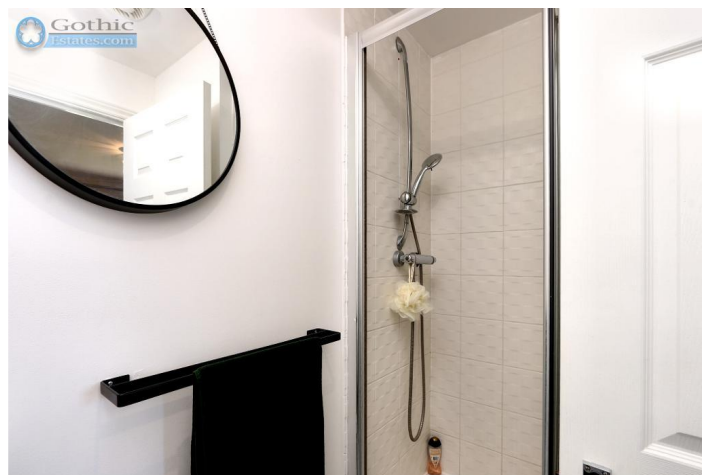
Inner Hall - Plus 2 storage cupboards (one as wardrobe & one large store cupboard)

Master Bedroom - 13' 5" x 12' 1" (4.1m x 3.7m) Max measurement into wardrobe

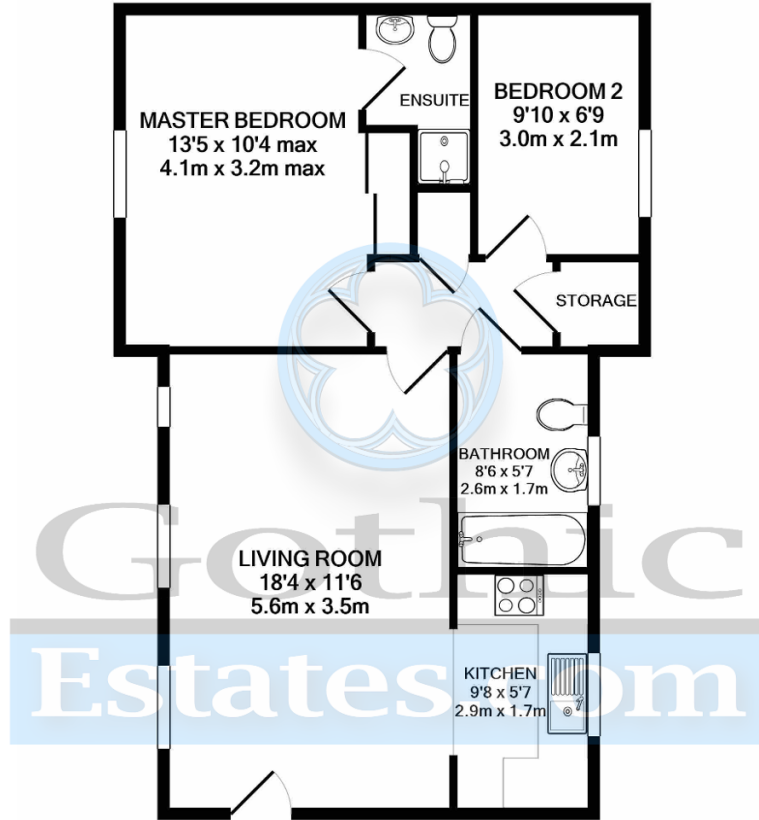
En Suite - 7' 3" x 4' 7" (2.23m x 1.42m) Max measurements

Bedroom 2 - 9' 10" x 6' 9" (3m x 2.06m)

Bathroom - 8' 5" x 5' 7" (2.59m x 1.71m)







TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		