

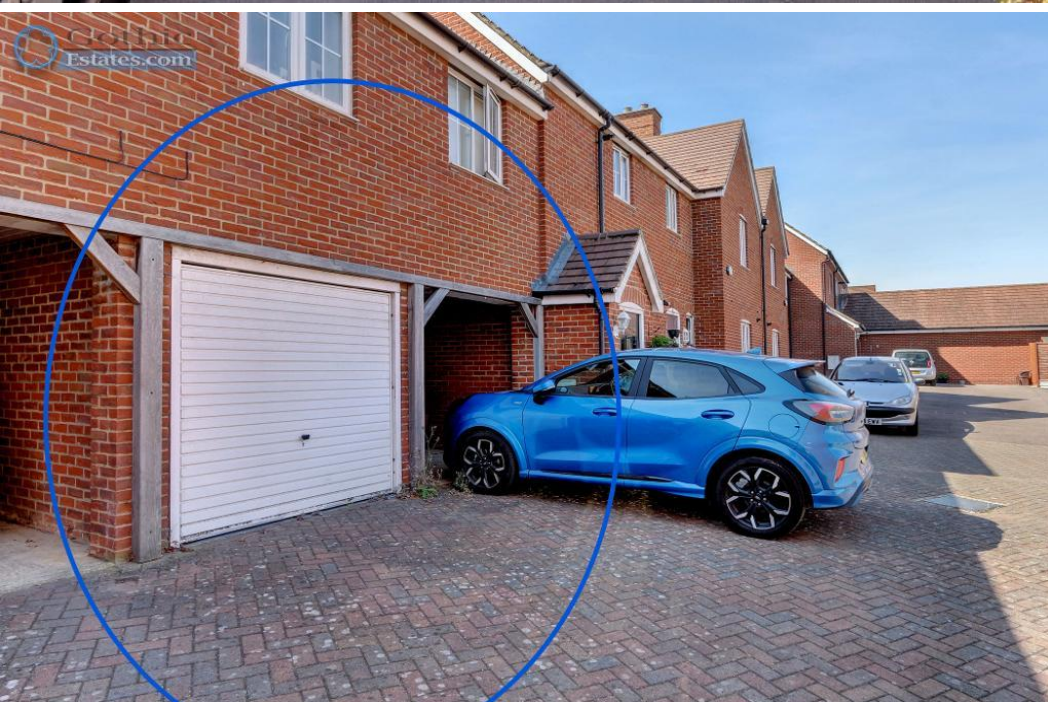


2 Bed Maisonette in John Rix House, St Johns Street, Arlesey, SG15 6QZ |

£235,000

**Gothic**

**Estates.com**



### Key Features

- **\*\* VACANT - No Chain \*\***
- Ground floor maisonette with GARAGE
- Self-contained, own front door
- 2 bedrooms - Master Ensuite
- 17 x 13 Bay-front Living Room
- Kitchen with all appliances
- Double glazing and rad central heating
- 8 mins walk to shops and lower school



## Description

\* VACANT - No chain \* Ground floor 2 bed ENSUITE plus GARAGE \* Self-contained maisonette, own front door \* Shower room to master + large main bathroom \* Bedroom 2 ideal work from home space \* Arlesey station 1.5 miles 6 mins drive \* See WALK-THROUGH VIDEO here....

Ideal first time buy or buy to let property with the rare inclusion of a garage. The property has an ensuite shower room to the master bedroom, plus a particularly generous main bathroom to serve bedroom 2. A spacious, bright, bay-front main reception leads onto a fitted kitchen including built-in dishwasher, washing machine, fridge/freezer and oven/hob. Storage too is excellent with two large built-in storage cupboards in the hallway, as well as space available in the garage. A small outside decking area has been built by the present owner just by the front door.

Local shops and Lower School are within 8 mins walk. Arlesey mainline station with direct trains to London St Pancras and the city is 1.5 miles (6 mins drive or about 30 mins walk).

Council tax band B

Seller advises:

Gross rental estimate £1100pcm

Service charge £53.81 monthly

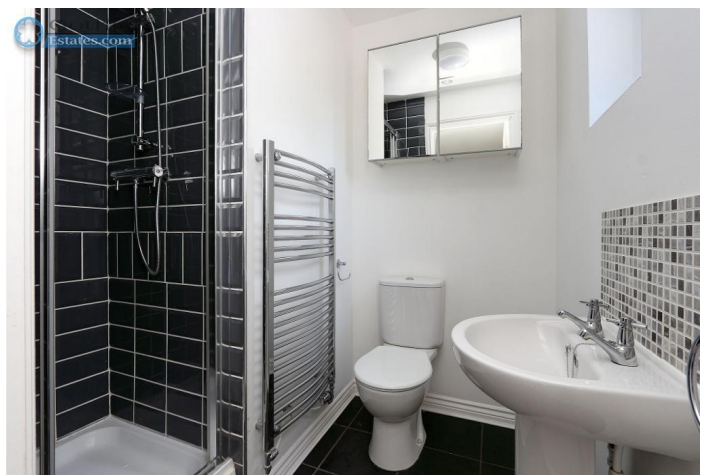
Ground rent £11.67 monthly (paid half-yearly)

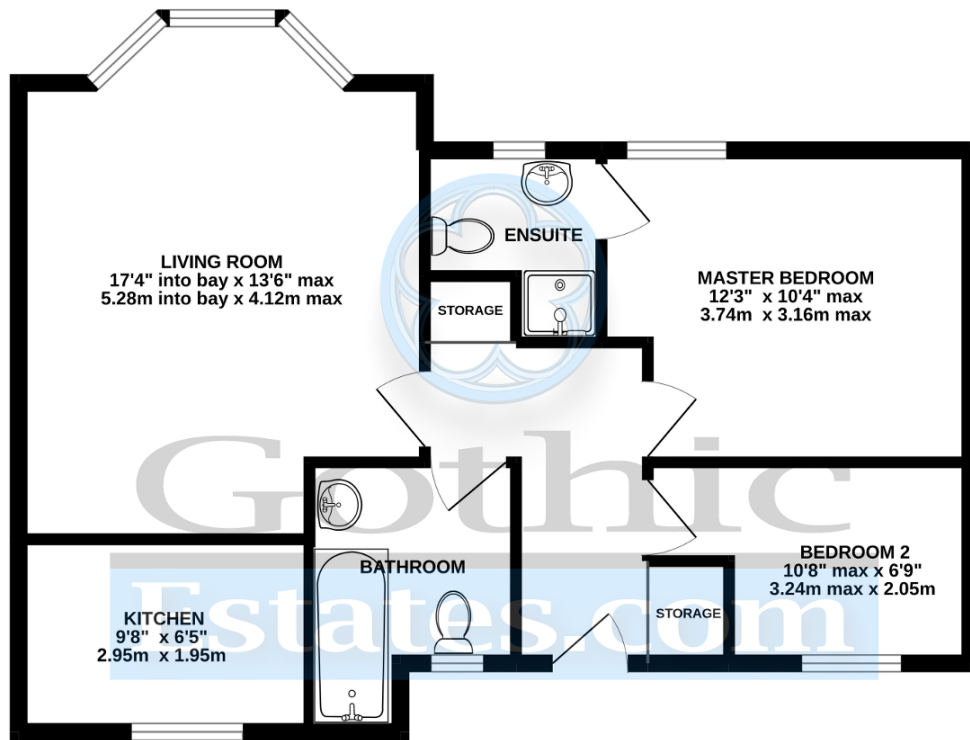
Lease term approx 134 years remaining

The head lease has been amended to remove previous 'doubling ground rent' - this lease will be revised to RPI based ground rent during this conveyance. For more information call agent.

## 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.





TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		