



1 Bed Apartment in Crown Lodge, High Street, Arlesey, SG15 6RA | £1

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



## Key Features

- Purpose built apartment with parking
- Attractive building in central location
- Approx 18' x 14' open plan living space
- Open plan kitchen with peninsular
- Double bedroom with fitted wardrobes
- Re-fitted bathroom with large shower
- Allocated parking plus overflow spaces
- Extended lease approx 189 years

## Description

\* First Floor Apartment with parking \* Open-plan Living Room approx 18 x 14 \* Oak style kitchen with oven/hob \* Double bedroom with fitted wardrobes \* Re-fitted Bathroom with wide shower \* Extended Lease now c.189 yrs \* Attractive building close to local shopping \* see walk-through VIDEO here....

This spacious 1 bedroom apartment is on the first floor of Crown Lodge, an attractive small development with a private car park and very close to local shopping facilities in this growing village with it's own mainline railway station direct to London St Pancras.

The property has been well maintained and the lease was recently extended, now approx 189 years remaining! Current monthly service/block insurance/ground rent is approx £65.

Accommodation includes an entrance hall, a roomy open-plan living space incorporating the kitchen, double bedroom and refitted bathroom.

The Living Room is light and bright with large sliding glass doors with a glass shield outside to create a Juliet balcony. Kitchen has plenty of cupboards and extensive worksurfaces including a peninsular section as a possible breakfast bar. Oven and hob are built in.

The bedroom is at the back of the building, away from the road, and has an excellent range of fitted wardrobes and cupboards.

Bathroom has been refitted, all tiled, including a wide shower enclosure with overhead rainshower, vanity basin and WC. Electric towel rail and an opening window are bonuses.

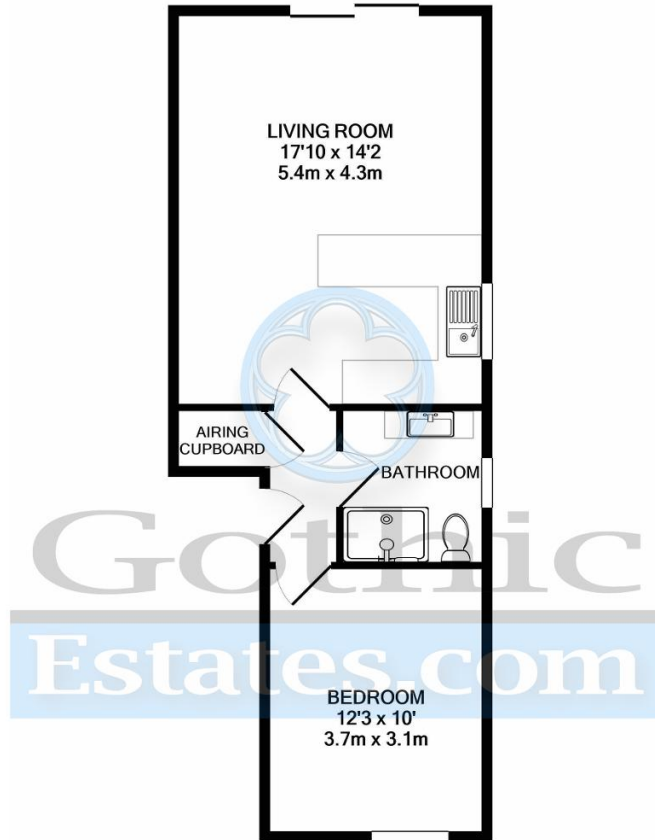
The property has one allocated parking space plus there is an overflow car park with further spaces for visitors.

Council tax band B

## Location

Arlesey is a large, growing 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 APPROX. FLOOR AREA 458 SQ.FT. (42.6 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  
Made with Metropix ©2020

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		