



1 Bed Flat in The Rally, Arlesey, SG15 6TN | £1

Gothic

Estates.com

VIDEO



Key Features

- Vacant CHAIN FREE
- 10 minutes walk to station
- Off-road parking to the rear
- Ground floor 1 bedroom apartment
- Living Room with bay window
- Bedroom with built-in wardrobe
- Low density, low rise, lots of grass
- See WALK-THROUGH VIDEO here...

Description

* Vacant: CHAIN FREE * 10 mins WALK TO STATION * Low density / Low rise with grassy lawns front and back * Ground floor 1 bedroom apartment * Off-road PARKING AT REAR * Living Room with bay window * BUILT-IN double WARDROBE * See WALK-THROUGH VIDEO here....

Fantastic opportunity to see it, like it, buy it. One of the lowest price homes in Arlesey and just 10 mins walk to Arlesey's mainline station with direct trains to London St Pancras and the Thameslink city stations.

Ground floor apartment suitable for first time buyers and also those needing one level living. Allocated parking in generous parking area to the rear with a back hallway door to make access easy. The building has an attractive low-rise and low-density appearance and is surrounded by grassy areas.

The property includes gas radiator central heating and double glazed windows, a double size wardrobe in the bedroom and built-in oven and hob in the kitchen. It's compact but includes a separate entrance hall so you're not walking straight into the main room. Decor is good although most buyers will want to make their own mark and upgrade as necessary.

Arlesey mainline station (direct London St Pancras from 39 mins) 0.5 miles about 10 mins walk

Nearest local shop 0.4 miles about 8 mins walk

Nearest pub The Old Oak 0.4 miles about 8 mins walk

Council Tax band A

Lease 125 years from 1990 (approx 91 years remaining)

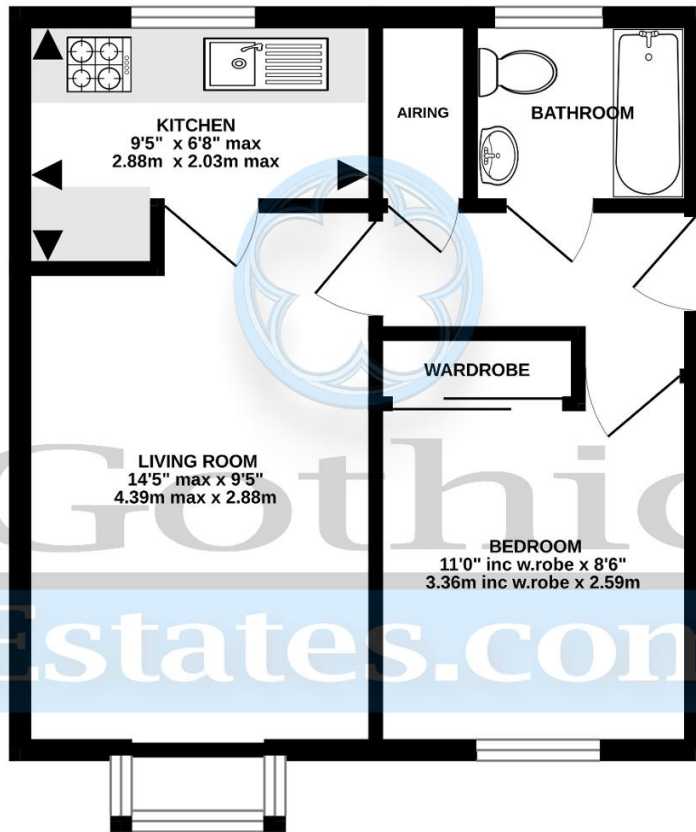
Last year service charge approx £30pcm (£363 year to 2023)

Ground rent £10 per annum

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 FLOOR AREA : 356 sq.ft. (33.1 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		