



Grove Court,
Arlesey, SG15 6UZ.

For Sale
£185,000



Property Description

Grove Court, Arlesey provides excellent transport links by road or rail to London and the commute by train to King's Cross and St Pancras takes just 38 minutes. It also has direct access to the A507, A602 and the A1 motorway, making it an ideal choice for first time buyers and commuters.

Arlesey benefits from a good range of amenities including village stores, post offices, medical practice & pharmacy, pubs, restaurant plus beauty salons & barbers. The larger towns of Hitchin and Letchworth are just a short drive away with plenty to offer including many restaurants, high street stores, cafes, pubs, banks, cinema and leisure centre.



Internal

Entrance Hall

Entrance door with entry phone system, spot lighting, and wooden effect laminate flooring laid throughout.

Lounge

Double glazed window with blind, grey wooden effect laminate flooring laid throughout, and two electric wall radiators fitted.

Kitchen

Fitted suite comprising of a selection of grey gloss wall and base units with new wooden effect worktop surround, newly installed electric oven, hob extractor fan, fridge freezer and washing machine, sink-drainer, part-tiled walls and grey laminate flooring laid throughout, and double glazed window with blind.

Bedroom One

Double glazed window with blind, grey carpet laid throughout, and electric wall radiator fitted.

Bedroom Two

Double glazed window with blind, grey carpet laid throughout, and electric wall radiator fitted.

Bathroom

Newly fitted suite comprising of bath-tub with shower-over, WC, wash-hand-basin with cabinet, wooden effect laminate flooring and part-tiled walls laid throughout, double glazed window with blind, and electric wall radiator fitted.

External

Garage

Garage and visitor parking to the front of the property.

Communal Gardens

Communal gardens surround the property.

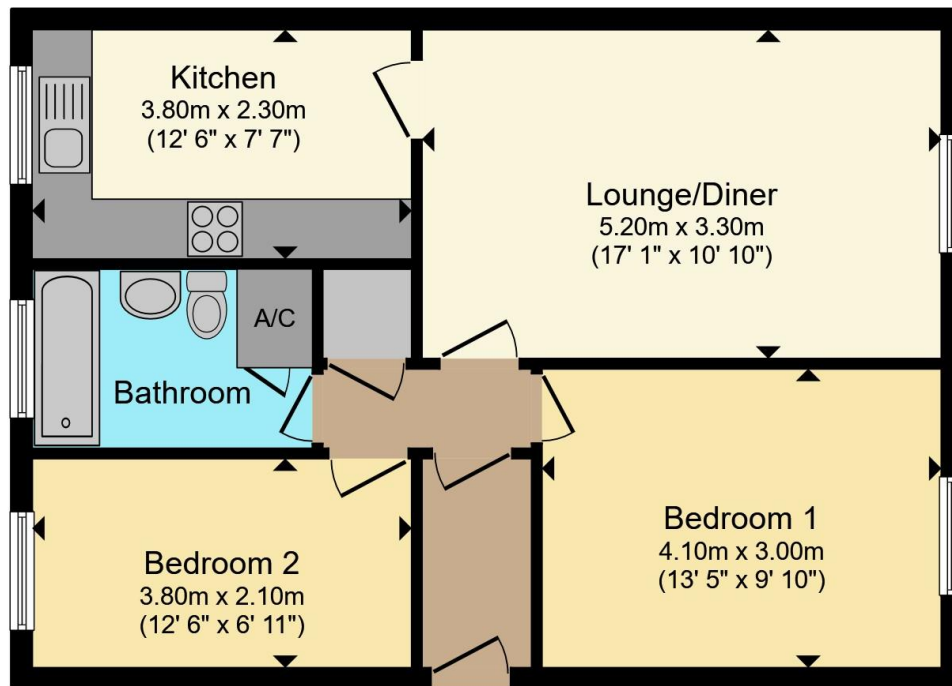
Agent Notes:

Tenure: Leasehold

Length of lease: 189 years from 24th March 1975

Annual ground rent and service charge combined: £1300
(Vendor advises).





Ground Floor

Total floor area 58.2 m² (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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6 Station Parade
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EPC Rating: D Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309643

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Mar 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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