

LEASEHOLD



Maisonette (EPC Rating: C)

**72 GOTHIC WAY, ARLESEY, BEDS, SG15  
6TP**

**Price Guide**

**£185,000**



First Step



# 2 Bedroom Maisonette located in Arlesey

CHAIN FREE... First floor maisonette... 2 DOUBLE bedrooms... Light & spacious LOUNGE... Overlooking SOUTH FACING communal garden... Lockable personal bike storage... Walking distance to TRAIN STATION...

## GROUND FLOOR

Communal entrance with staircase to first floor.

## FIRST FLOOR

### INTERNAL

#### Entrance Hallway

Door to side aspect. Full height door to cupboard fitted with carpet, shelves, coat hooks and wall mounted consumer unit. Inset storage shelves. Tile effect laminate flooring. Doors leading to:

#### Kitchen

13'6" x 6'10"

Window to front aspect. Wooden wall and base units, glass fronted display units, wine rack and display corner shelves, with complementary work surface and tiled splash back. Integrated under counter fridge, free standing washing machine and 2 additional spaces for appliances. Integrated double oven, 4 ring gas hob and extractor hood. Gas boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, continuation of tile effect laminate flooring.

#### Lounge/Diner

17'3" x 10'5"

Window to rear aspect. Carpet.

#### Bedroom 1

15'8" x 8'11"

Window to rear aspect. Carpet.

#### Bedroom 2

12'3" x 8'11"

Window to front aspect. Laminate flooring.

## Bathroom

6'6" x 5'10"

White suite comprising: Flush WC, pedestal wash hand basin, fully tiled paneled bath with wall mounted shower. Half tiled walls, heated towel rail, continuation of tile effect laminate flooring.

## EXTERNAL

### External lockable storage

Personal lockable brick built storage cupboard. Communal garden. Street parking.

## Additional Property Information

Leasehold: years remaining 84 - vendor seeking to extend the lease

EPC: Rating C

Council Tax: Band A

Service Charge: £11.26 pcm

Traditional brick and block construction

Mains utilities

## Local Area

The property is situated close to the heart of Arlesey which benefits from being within a 20 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local





lower school, Gothic Mede Academy and several local pubs.

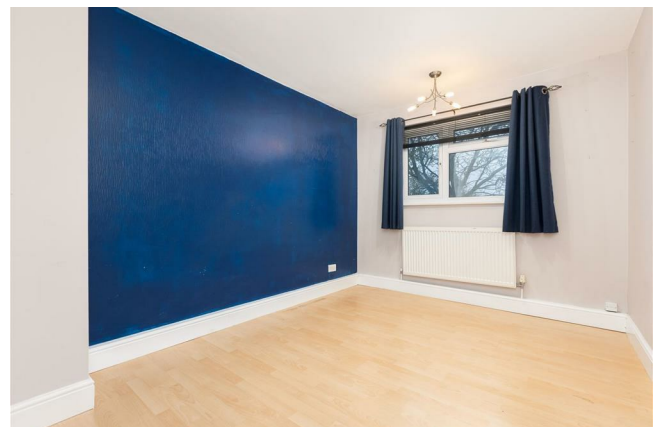
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

#### Agents Note

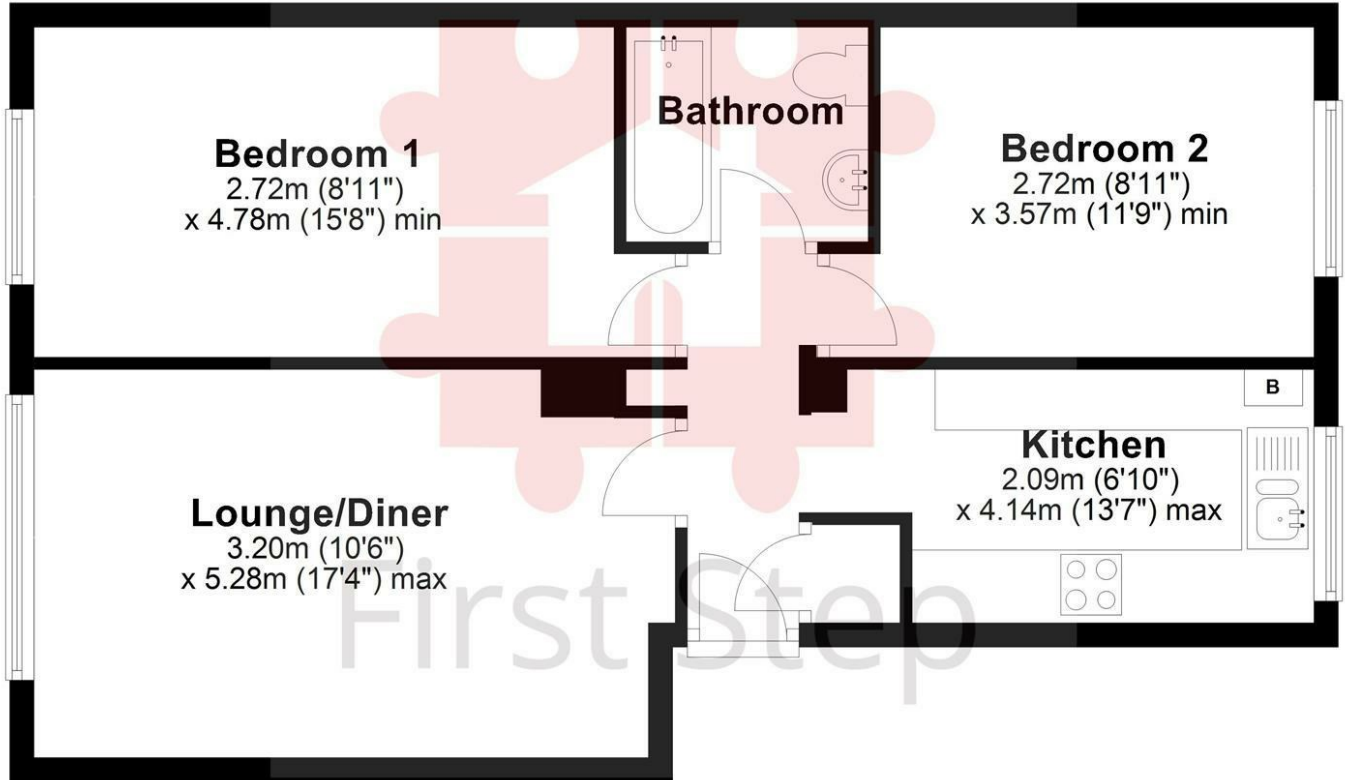
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



## First Floor

Approx. 58.0 sq. metres (624.8 sq. feet)

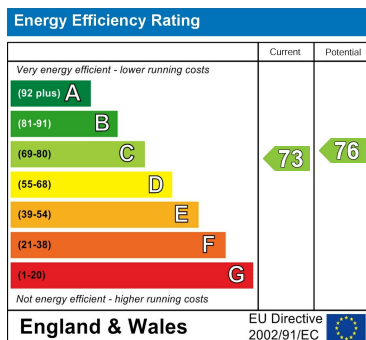


Total area: approx. 58.0 sq. metres (624.8 sq. feet)

Council Tax Band

**A**

Energy Performance Graph



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**01462 659 730**

**sales@firststep.ltd**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**