



ARLINGTON

84 N Bedford Street, #A

ARLINGTON, VA 22201



Casey Aboulafia
HOMES WITH CASEY



This 1 bedroom, 1 bathroom townhouse style condo is perfectly situated in the serene community of Lyon Park. Enjoy the green surroundings with the urban conveniences and bustle at your fingertips! Restaurants, yoga and coffee are about ½ mile away and downtown Clarendon and the metro are under a mile. Inside, enjoy beautiful hardwood floors, a renovated kitchen with stainless steel appliances, maple cabinets and granite counters. The open plan is perfect for entertaining, and there's room for a good sized table and living room! The bedroom is bright and cheery and boasts hardwoods and a walk in closet, and the bathroom is also updated - complete with a newer vanity and granite countertop. An in-unit washer/dryer complete the space, parking is on-site and walking trails are nearby. What more could you want? Come, enjoy and rest easy – you're home!

FINANCIAL – TAXES \$2,252/YEAR (2014). CONDO FEE \$280/MO.

PARKING – ON-SITE, INCLUDED

STORAGE – WALK IN CLOSET PLUS ADDITIONAL COAT AND UTILITY CLOSETS

UTILITIES – ALL ELECTRIC. IN UNIT HOT WATER HEATER. NEWER HVAC.

PET OKAY. INVESTOR FRIENDLY

NEIGHBORHOOD AMENITIES:

COFFEE – MOCHA CAFÉ AND PASTRY, STARGAZER CAFÉ, SOUTH BLOCK CAFÉ, KARU & TOAST, LE PAIN QUOTIDIEN, RAPPANNOCK CAFÉ, STARBUCKS, SWEET LEAF CAFÉ, NORTHSIDE SOCIAL COFFEE & WINE

GROCERY/MARKETS – GIANT, TRADER JOE'S, CLARENDON FARMER'S MARKET

RESTAURANTS & BARS – WITHIN ½ MILE – ASTOR MEDITERRANEAN, VOCELLI PIZZA, PAISANO'S PIZZA, BONCHON, EL MANANTIAL, SIBARITA, ZPIZZA. **WITHIN 1 MILE:** TWISTED VINES BOTTLESHOP & BISTRO, CIRCA, HARD TIMES CAFÉ, CLARENDON GRILL, BOULEVARD WOODGRILL, AMERICAN TAPROOM, KABOB BAZAAR, GREEN PIG BISTRO, MR. DAYS, LYON HALL, ENDO SUSHI, MOBY DICK'S, SCREWTOP WINE BAR & MORE

RECREATION – ARLINGTON CINEMA & DRAFTHOUSE, AMC COURTHOUSE PLAZA MOVIES. WALKING/BIKE PATH.

TRANSPORTATION – CLARENDON (ORANGE/SILVER) METRO WITHIN A MILE. NUMEROUS BUS LINES AND EASY ACCESS TO RT. 50, RT 66, THE GW PARKWAY AND 395. CAPITAL BIKESHARE.

84 N Bedford Street, #A
1 Bed 1 Bath
612 Square Feet



Casey Aboulafia

GRI, GREEN, ABR, SRS, Realtor®

✉ casey@homeswithcasey.com
☎ 703.624.4657

homeswithcasey.com