



# Hampden House

Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR  
£155,000

country  
properties

New to the market in Hampden House is a high specification one bedroom apartment offered CHAIN FREE! This property benefits from an open plan Kitchen/ Living/ Dining room, ample storage and allocated parking space plus visitors parking. Ideal for the first time buyer or as an investment purchase.

- CHAIN FREE
- 125 years from 2019
- Immacuately presented throughout
- Security intercom system and lift to all floors
- Allocated off-road parking space plus further visitors parking
- Excellent commuter links into London via Arlesey mainline station

## INTERNAL

### GROUND FLOOR

#### Communal Entrance Hall

Communal entrance with security intercom. Stairs and lift to all floors. Letterboxes for all apartments.

### FOURTH FLOOR

#### Entrance Hall

Intercom system. Cupboard housing electric boiler. Radiator. Doors into all rooms.

#### Kitchen/ Living Room/ Dining Room

17' 7" x 14' 0" (max) (5.36m x 4.27m max) Kitchen area with a range of wall and base units with quartz worksurfaces and upstands over. Inset stainless steel sink, drainer and mixer tap over. Integrated oven and electric hob with quartz splashback and extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Ceramic tiled flooring.

Living Room/ Dining Room with double glazed window. Radiator.





## Bedroom

15' 0" (max) x 8' 8" (max) (4.57m max x 2.64m max) Double glazed window. Fitted wardrobes with mirrored doors. Radiator.

## Shower Room

Suite comprising vanity wash hand basin, low level WC and double shower cubicle. Extractor fan. Tiled walls and ceramic tiled flooring. Chrome heated towel rail.

## OUTSIDE

### Parking

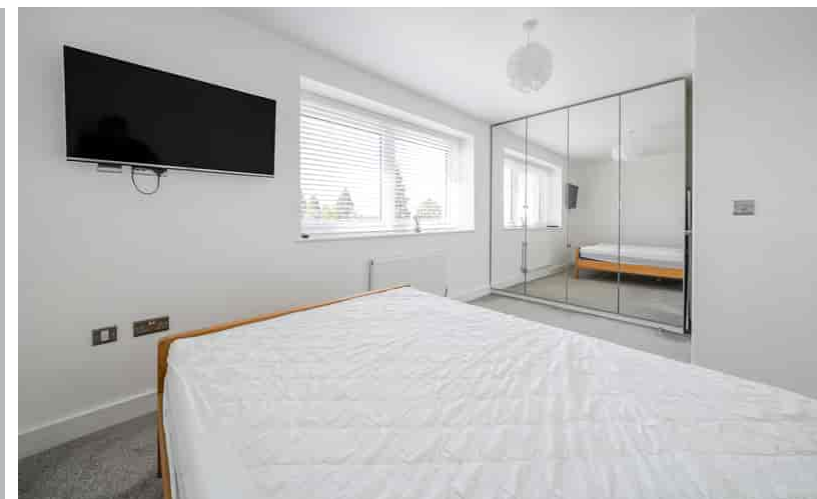
Allocated space for one car plus further visitor spaces available. Coded bike store.

## Agents Note

The vendor informs us the lease is 125 years from and including 29 September 2019

Current Service charge is £557.50 every 6 months  
Current Ground rent: £79.60 every 6 months

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1286581

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## Viewing by appointment only

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