



Hampden House

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

country
properties

**** GROUND FLOOR APARTMENT **** Hampden House was converted into luxury apartments in 2019 and offers a superb finish throughout, an ideal first time buy or investment purchase with approximate rental income of £900pcm.

- CHAIN FREE
- Security intercom system
- Modern kitchen with integrated appliances and quartz work surfaces
- Open plan kitchen/living area
- 125 years lease from 2019
- Well presented throughout
- Allocated off road parking plus visitors parking

INTERNAL

GROUND FLOOR

Communal Entrance

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

Entrance Hall

Double cupboard housing floor standing electric boiler and storage. Radiator. Doors to all rooms.

Kitchen/ Living Room

23' 2" max x 11' 7" max (7.06m x 3.53m) Open plan kitchen/ living room. Kitchen with a range of high gloss wall and base units with quartz work surfaces and upstands over. Inset stainless steel sink with drainer and mixer tap over. Integrated electric oven and hob with quartz splashback and extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Ceramic tiled flooring in kitchen area. Living room with double glazed window. TV point. Radiator.



Bedroom

10' 0" max x 9' 9" min (3.05m x 2.97m) Double glazed window. Radiator.

Bathroom

White suite comprising vanity wash hand basin with mixer tap over, low level WC and walk in double shower cubicle with rainfall shower over and additional shower attachment. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.

OUTSIDE

Parking

Allocated space for one car. Visitor spaces also available. Coded bike store.

Agents Note

Length of lease: 125 years from and including 29 September 2019

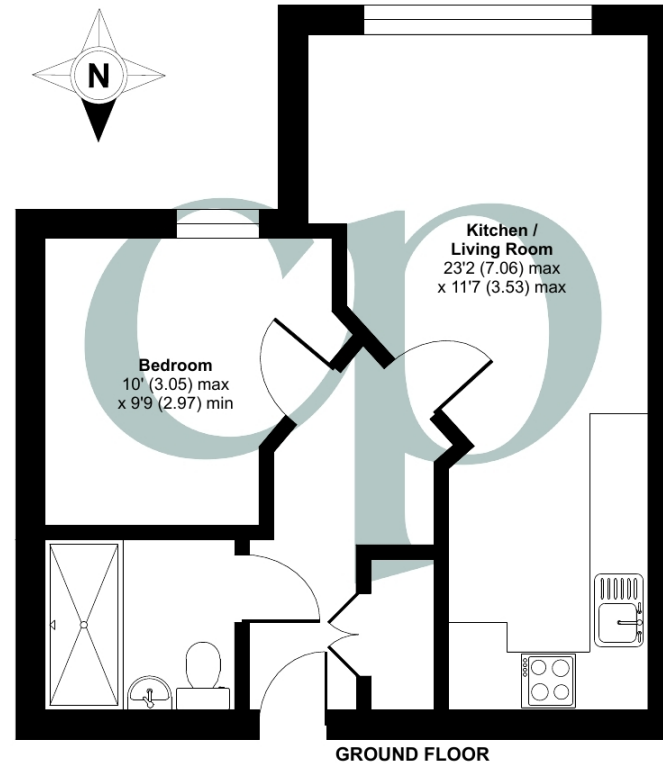
Ground rent: £145.50 per annum
Service charge: £802.62 per annum
(vendor advises)

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



Approximate Area = 415 sq ft / 38.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1152502

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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