



# Hampden House

Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR  
£185,000

country  
properties

New to the market in Hampden house is a high specification 2 bedroom apartment offered CHAIN FREE. The apartment boasts an en suite to main bedroom, stylish modern kitchen with intergraded appliances, ample storage and allocated parking for two cars.

- Master Bedroom with en suite
- Security intercom system and lift to all floors
- 2 allocated parking spaces + visitor parking
- Arlesey and Letchworth stations are around two miles away, with direct trains to London Kings Cross in approximately 40 minutes
- Quick access to the A1(M)

## INTERNAL

### GROUND FLOOR

#### Communal Entrance

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

### THIRD FLOOR

#### Entrance Hall

Cupboard housing floor standing electric boiler and storage. Radiator. Doors to all rooms. Intercom system.

#### Kitchen

Open plan kitchen/living room. Kitchen fully fitted with a range of high-gloss wall and base units with quartz work surfaces and upstands over. Inset stainless steel sink and drainer unit with mixer tap over and glass splashback. Built in electric oven and hob with quartz splash back and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Ceramic tiled flooring.



## Living Room

14' 1" x 12' 0" (4.28m x 3.66m) Open plan to kitchen. Fitted carpet. Double glazed window and radiator.

## Bedroom One

15' 5" x 8' 5" (4.70m x 2.57m) Double glazed window. Fitted carpet. Radiator. Built in wardrobe. Door to En Suite.

## En Suite

Fully tiled En Suite comprising vanity wash hand basin, low level WC and walk in double shower cubicle with rainfall shower and separate shower attachment. Double glazed window.

## Bedroom Two

10' 2" x 6' 11" (3.10m x 2.11m) Double glazed window. Fitted carpet. Radiator.

## Shower Room

Fully tiled shower room comprising vanity wash hand basin, low level WC and walk in double shower cubicle with rainfall shower and separate shower attachment.

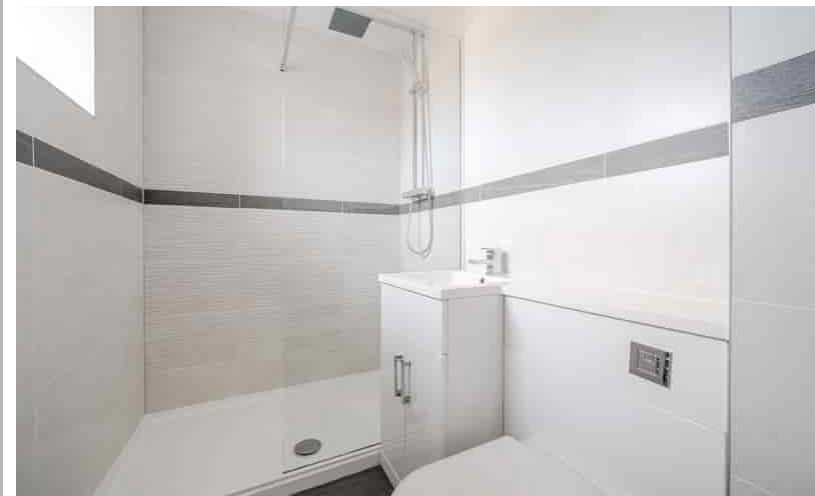
## OUTSIDE

### Parking

Allocated parking space for two cars. Visitor spaces also available. Coded bike store.

### Agents Note

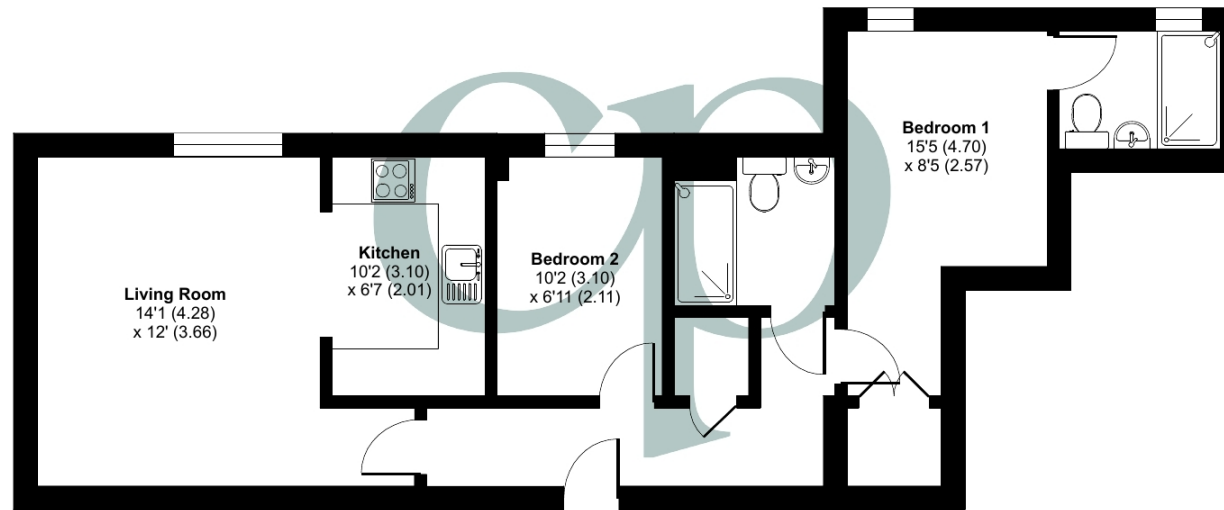
Length of lease: 125 years from and including 29 September 2019  
Service charge to be confirmed.  
We advise any buyer to check this information with their legal representative prior to exchange of contracts.





Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(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 2025. Produced for Country Properties. REF: 1268660

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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