



# Hampden House

Flat 102, Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR  
£167,500

country  
properties



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.

- Security intercom system and lift to all floors
- Open plan kitchen/living/dining area
- Stylish kitchen with integrated appliances and quartz worksurface
- Allocated off road parking plus further visitors parking
- 125 year lease from 2019
- Centrally located with local shops and amenities nearby

## GROUND FLOOR

### Communal Entrance Hall

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

## FIRST FLOOR

### Entrance Hall

Security entrance phone. Radiator. Cupboard housing electric boiler. Doors into all rooms.

### Living/Dining/Kitchen

17' 11" (max) x 14' 2" (max) (5.46m x 4.32m) Double glazed window to rear. Radiator.

Kitchen Area: A range of high gloss wall and base units with quartz worksurfaces and upstands. Fitted oven and electric hob with quartz splashback and extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Inset stainless steel sink with drainer and mixer tap over. Fitted storage cupboards. Ceramic tiled flooring.



## Bedroom

15' 0" (max) x 9' 0" (max) (4.57m x 2.74m) Double glazed window to rear. Radiator.

## Bathroom

Suite comprising double shower enclosure, vanity wash hand basin and low level wc with concealed cistern. Extractor fan. Tiled walls and ceramic tiled flooring. Chrome heated towel rail.

## OUTSIDE

### Parking

Allocated space for one car (number 102) plus further visitor spaces available. Coded bike store.

## AGENT NOTE:

The vendor informs us the lease is 125 year from 2019 (120 years remaining).

Service charge is £61.00 per month  
Ground rent: £74.00 every 6 months

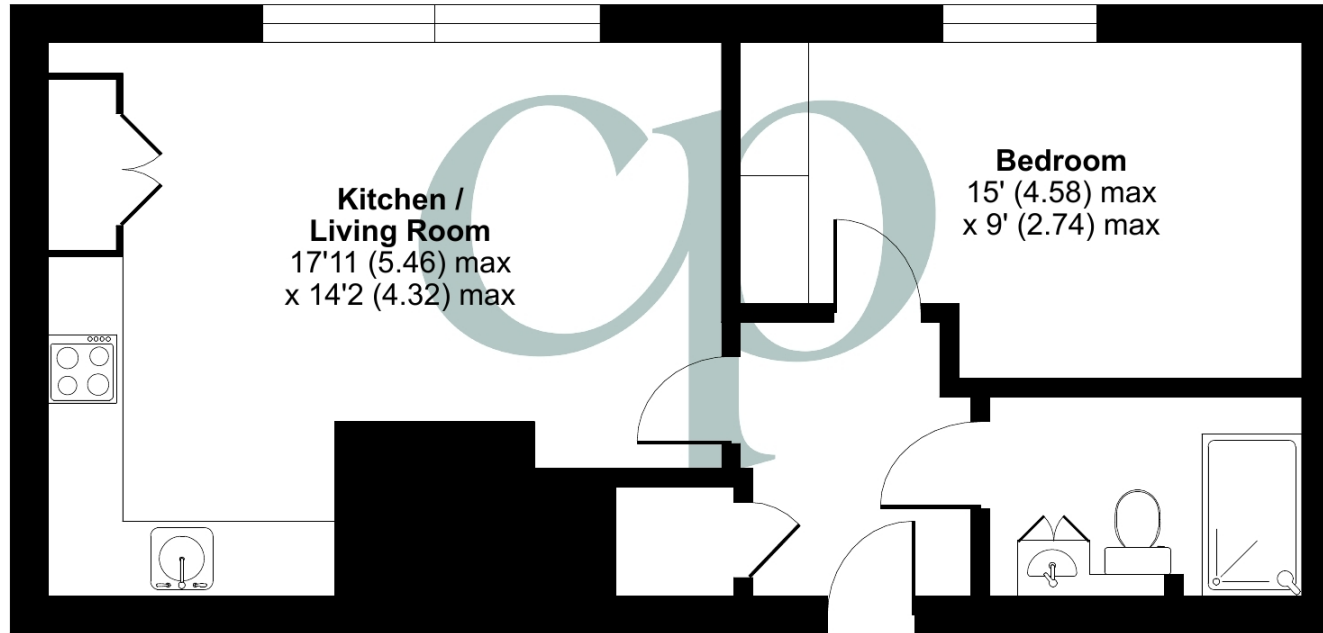
We advise any buyer check this information with their legal representative prior to exchange of contracts.





Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



## TENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1138607

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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties