



# Hampden House

Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR  
£110,000

country  
properties

Located on the third floor with easy lift access, this bright open-plan studio apartment boasts a fully integrated modern kitchen and allocated off-road parking. Equipped with a secure intercom system, it's perfect for first-time buyers or investors seeking a stylish, low-maintenance home with great potential.

- Integrated appliances in the kitchen
- Easy access to travel links such as A1(M) and Arlesey and Letchworth mainline stations
- Intercom entry system
- Pristine Condition Throughout - just move in!
- Allocated & Visitor Parking Available
- Potential rental value of £925pcm

## INTERNAL

### GROUND FLOOR

#### Communal Entrance

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

### THIRD FLOOR

#### Entrance Hall

Double cupboard housing floor standing electric boiler and storage. Radiator. Doors to Kitchen / Reception room and Shower room.

#### Kitchen / Reception Room

16' 2" (max) x 14' 1" (max) (4.92m max x 4.30m max) Open plan kitchen/reception 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. Built in electric oven and hob with quartz splash back and extractor hood over. Integrated fridge/freezer, washing machine and slimline dishwasher. Ceramic tiled flooring.

Reception room area with fitted carpet, double glazed window with fitted blinds and radiator.



## Bedroom

8' 8" x 8' 1" (2.64m x 2.46m) Double glazed window with fitted blinds. Fitted carpet. Radiator.

## Shower Room

White suite comprising double shower cubicle with rainfall shower head and separate hand shower attachment, vanity wash hand basin and low level WC. Wall mounted mirrored bathroom cabinet. 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.

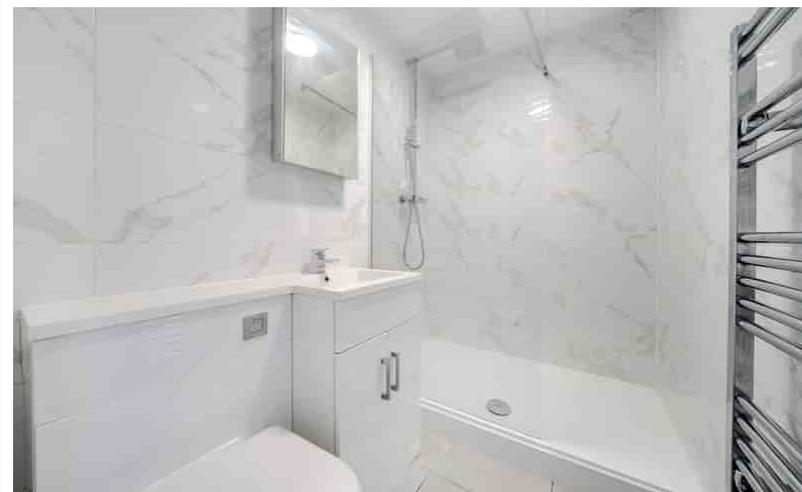
## AGENTS NOTE

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

Vendor informs us the current service charge is £557.50 paid 6 monthly

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)



Approximate Area = 301 sq ft / 28 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	70	70
(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: 1315315

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## Viewing by appointment only

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