



# Hampden House

Flat 107, Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR

£165,000

country  
properties



Ideal for first time buyers. Hampden House was converted to luxury apartments in 2019 and offers a superb finish throughout. Approximate rental income of £850pcm.

- Security intercom system and lift to all floors
- 125 year lease from 2019
- Offered with no upward chain
- Excellent presentation throughout – Just move in!
- Allocated off road parking & visitor parking
- Stylish kitchen with integrated appliances and quartz work surfaces

#### GROUND FLOOR

Communal Entrance

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

#### FIRST FLOOR

Entrance Hall

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

Kitchen / Breakfast / Living Room

7.11m x 3.45m (23' 4" x 11' 4")  
Living Room area with double-glazed window to side and radiator.

Open plan to Kitchen. A range of high-gloss wall and base units with quartz work surfaces and upstands over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric oven and hob with quartz splash back and extractor hood over. Integral fridge freezer, washing machine and dishwasher. Ceramic tiled floor.



## Bedroom

3.33m x 3.07m (10' 11" x 10' 1")

Obscured double-glazed window to side. Built in wardrobe. Radiator.

## Bathroom

Double shower cubicle, vanity wash hand basin and low level WC. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.

## OUTSIDE

### Parking

Allocated space for one car (number 107). Visitor spaces also available. Coded bike store.

## AGENT NOTE

### Charges

Lease: 125 years from September 2019

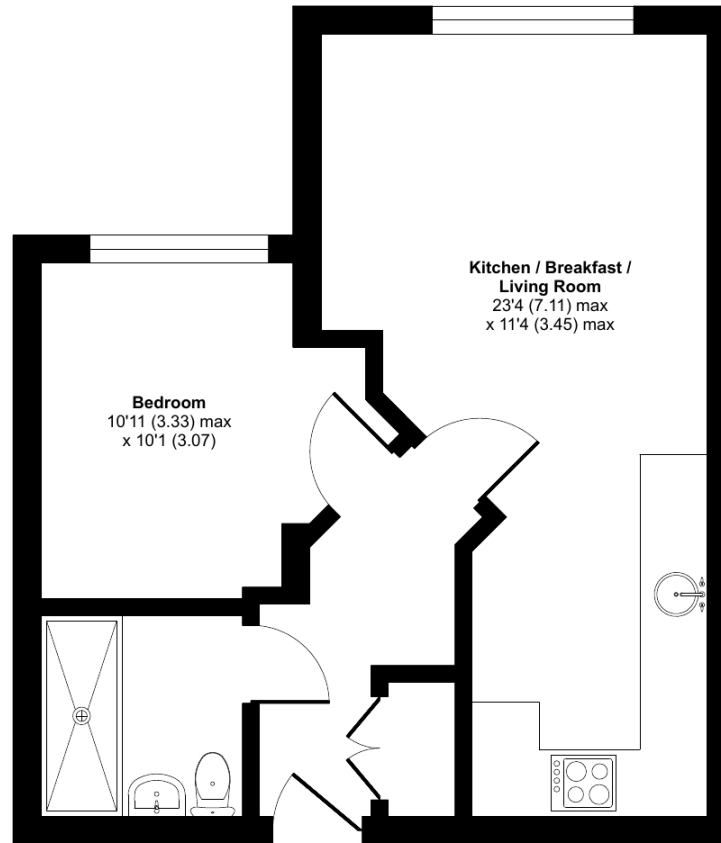
The vendor has advised that the service charge is £802.62 per annum and the ground rent £145.50 per annum.

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



Approximate Area = 406 sq ft / 37.7 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(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: 1070779



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

## Viewing by appointment only

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