



Hampden House

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

country
properties

New to the market in Hampden House is a high specification one bedroom apartment offered CHAIN FREE! This property benefits from an open plan Kitchen/ Living/ Dining room, ample storage and allocated parking space plus visitors parking. Ideal for the first time buyer or as an investment purchase.

- CHAIN FREE
- Security intercom system and lift to all floors
- Allocated off road parking space and further visitors spaces
- Excellent commuter access into London via Arlesey main line station
- Length of lease 125 years from 2019

INTERNAL

GROUND FLOOR

Communal Entrance Hall

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

THIRD FLOOR

Entrance Hall

Intercom system. Cupboard housing electric boiler. Radiator. Doors into all rooms.

Kitchen/ Living Room

17' 7" (max) x 14' 1" (max) (5.36m max x 4.28m max) Open plan Kitchen / Living Room. Kitchen area with a range of wall and base units, quartz worksurfaces and upstands over. Inset stainless steel sink and drainer unit and mixer tap over. Integrated oven and electric hob with quartz splashback and extractor hood over. Integrated washing machine, slimline dishwasher and fridge/freezer. Ceramic tiled flooring.

Living Room with double glazed window. Carpet. Radiator.



Bedroom

15' 1" (max) x 8' 8" (max) (4.59m max x 2.65m max) Double glazed window. Radiator.

Shower Room

Suite comprising vanity wash hand basin, low level WC and double shower cubicle. Extractor fan. Tiled walls and ceramic tiled flooring. Chrome heated towel rail.

OUTSIDE

Parking

Allocated space for one car plus further visitor spaces available. Coded bike store.

Agents Note

The vendor informs us the lease is 125 years from and including 29 September 2019

Current Service charge is £557.50 every 6 months
Current Ground rent: £79.60 every 6 months

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

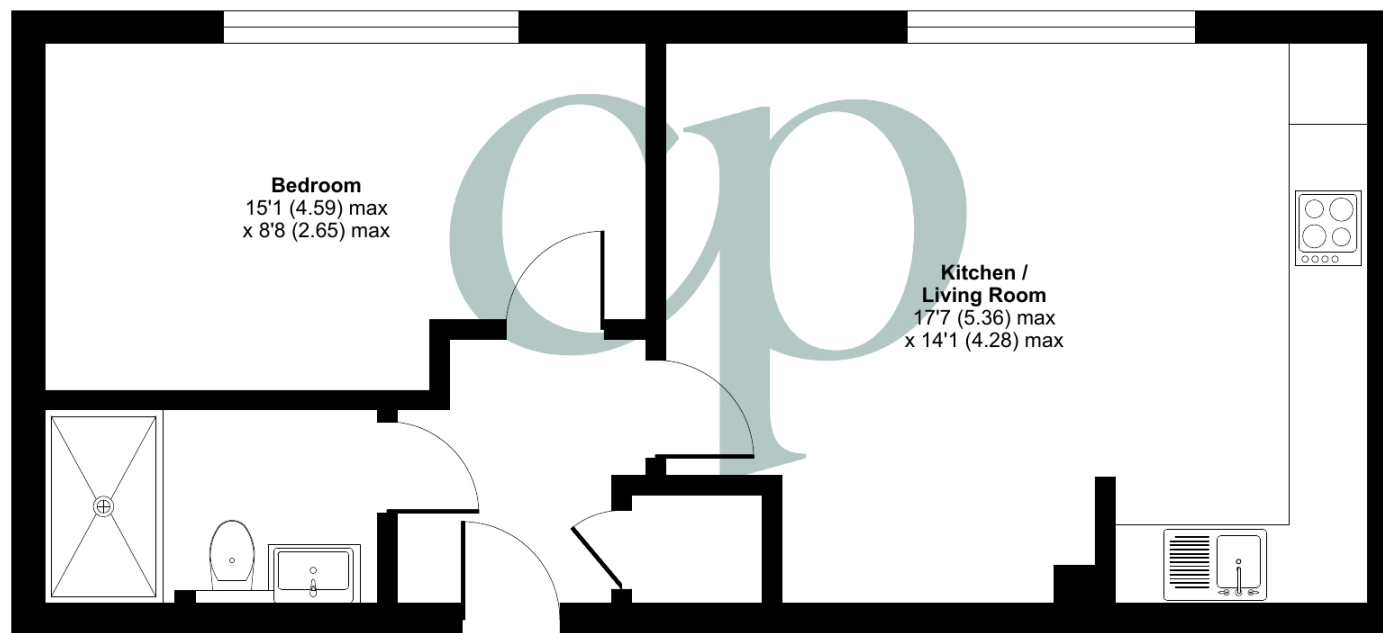
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 465 sq ft / 43.1 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	71 71
(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: 1371879

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Viewing by appointment only

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