



# Hampden House

Hitchin Road, Arlesey,  
Bedfordshire, SG15 6AR  
£190,000

country  
properties

This modern 2 bedroom 715sq foot apartment boasts excellent presentation throughout and is OFFERED WITH NO UPWARD CHAIN

- Modern kitchen with integrated appliances and quartz work surfaces
- 125 years lease from 2019
- Master bedroom with en- suite
- Security intercom system
- Open plan kitchen/living/dining room
- Allocated off road parking plus visitors parking

## INTERNAL

### GROUND FLOOR

#### Communal Entrance

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

#### Entrance Hall

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

#### Kitchen/ Living/ Dining Room

19' 7" x 14' 0" (5.97m x 4.27m) Open plan kitchen/living/dining 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 dishwasher. Ceramic tiled flooring. Living room area with double glazed window and radiator.



## Bedroom One

11' 2" max x 10' 6" min (3.40m x 3.20m) Double glazed window. Radiator.

## En Suite

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

## Bedroom Two

10' 3" max x 9' 6" max (3.12m x 2.90m) Double glazed window. Radiator.

## Shower Room

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

## OUTSIDE

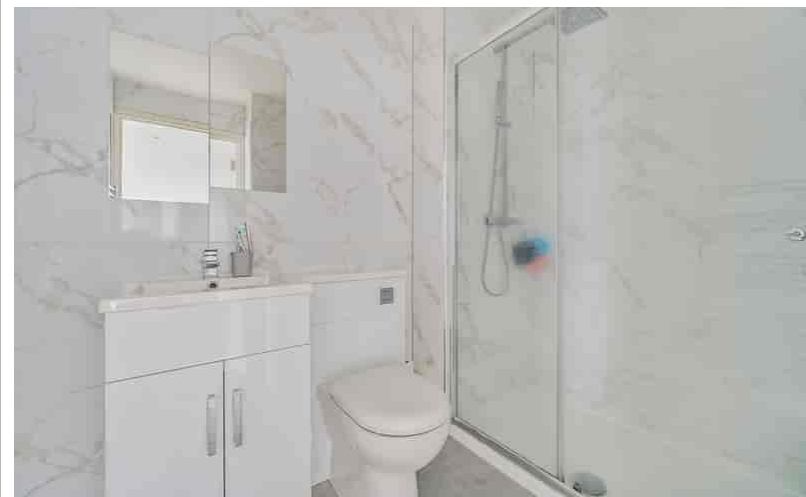
### Parking

Allocated space for one car. Visitor spaces also available. Coded bike store.

### Agents Note

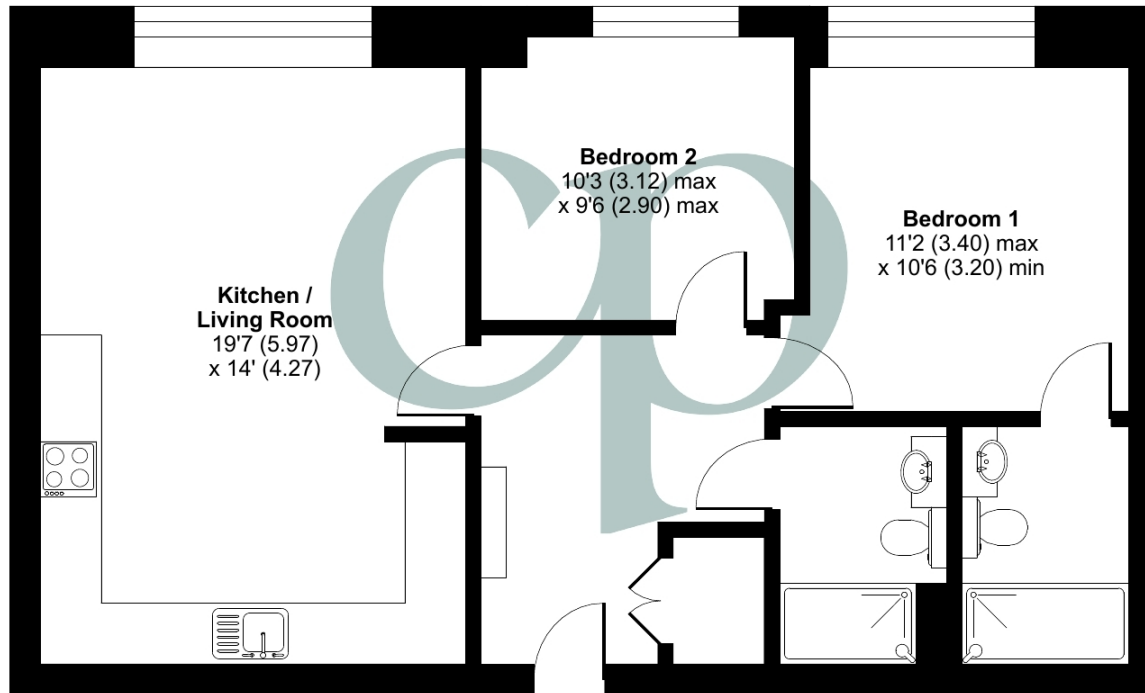
Length of lease: 125 years from and including 29 September 2019

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



Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(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: 1158052

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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