



Hampden House, Hitchin Road, Arlesey, Bedfordshire. SG15 6AR

| Satchells





# 1 Bedroom Apartment

## Guide Price £162,000 Leasehold

Offered to the market CHAIN FREE and in immaculate condition is this spacious GROUND FLOOR one bedroom apartment that is situated approx. 1.6 miles from Arlesey train station.

Internally the accommodation comprises a welcoming entrance hall, fitted kitchen with integrated appliances, living room, double bedroom and spacious shower room. There is an allocated parking space along with ample visitor spaces to the rear of the building. Further benefits include security intercom system and lift access to all floors.

- Ground floor apartment
- Chain free
- 1.6 miles to Arlesey train station
- Stylish living room
- Modern shower room
- Double bedroom
- Fitted kitchen with integrated appliances
- Allocated and visitor parking
- Viewing advised
- EPC rating D. Council tax band A

## **Ground Floor**

### **Communal Entrance:**

Access is gained via a security entry system.

### **Entrance Hall:**

A welcoming space with a cupboard housing electric boiler. Doors to all rooms. Security entry phone. Radiator. Carpet as fitted.

### **Living Room:**

Abt. 13' 6" x 13' 4" (4.11m x 4.06m) A good size area that is open plan to the kitchen. Double glazed window to the side. Media point. Radiator. Carpet as fitted.

### **Kitchen:**

Abt. 5' 8" x 9' 5" (1.73m x 2.87m) A stylish kitchen that offers a range of eye and base level units with Quartz work surfaces. Built-in oven and hob with extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Stainless steel sink with drainer. Extractor fan. Tiled flooring.

### **Bedroom:**

Abt. 11' 10" x 11' 5" (3.61m x 3.48m) A double bedroom with double glazed window to the side. Media point. Radiator. Carpet as fitted.

### **Bathroom:**

Abt. 5' 9" x 7' 5" (1.75m x 2.26m) A white three-piece suite that comprises a walk-in double shower area with shower and glass screen, vanity wash hand basin and low-level WC with concealed cistern. Fully tiled walls. Heated towel rail. Extractor fan. Ceramic tiled floor.

### **Outside**

### **Parking:**

One allocated parking space plus ample visitors' spaces. Secure bin store.

### **Additional Information**

### **Lease Details:**

Lease: 125 years remaining from 29th September 2019.

Service charge: Approximately £1,100 per annum.

Ground Rent: Approximately £160 per annum.

**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



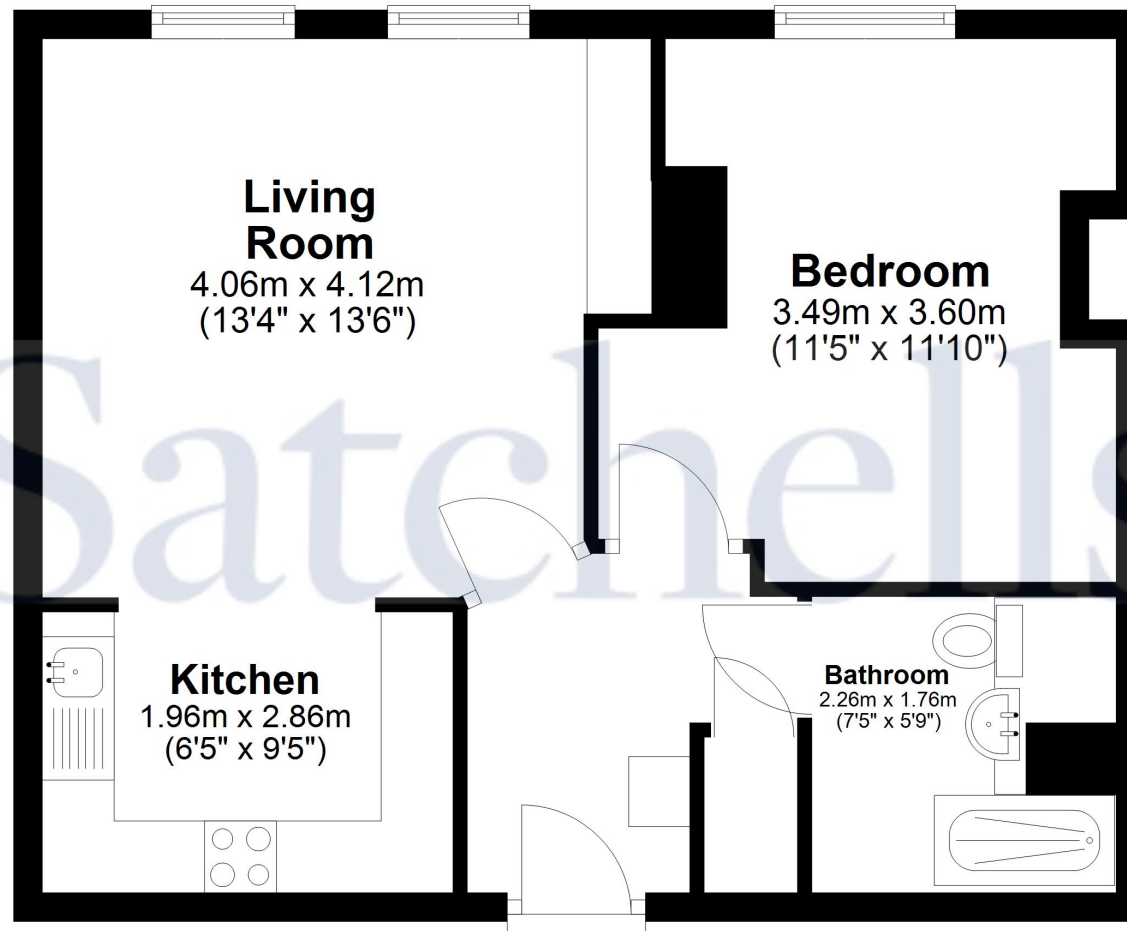




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.