



Hampden House, Hitchin Road, Arlesey SG15 6RS



## 2 Bedroom Apartment

### £185,000 Leasehold

Offered to the market chain free and in immaculate condition is this spacious two 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/dining room, two bedrooms, the principal with en-suite and a family 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.



- Spacious two bedroom apartment
- Principal bedroom with en-suite
- Fitted kitchen with integrated appliances
- Modern shower room
- Lift access to all floors
- Allocated and visitor parking
- 1.6 miles to Arlesey train station
- Security intercom system
- 125 year lease from 2019
- EPC rating D. Council tax band B

**Ground Floor:****Communal Entrance:**

Security intercom. Post station. Stairs and lift to all floors.

**Entrance Hall:**

A welcoming space with large double cupboard housing electric boiler. Doors to all rooms. Intercom. Radiator. Carpet as fitted.

**Kitchen:**

Abt. 10' 1" x 5' 11" (3.07m x 1.80m) 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. Tiled flooring.

**Living/Dining Room:**

Abt. 14' 0" x 11' 4" (4.27m x 3.45m) A spacious area that is open plan to the kitchen. Double glazed window to front. Radiator. Carpet as fitted.

**Principal Bedroom:**

Abt. 14' 1" x 9' 0" (4.29m x 2.74m) A double bedroom with double glazed window to front. Radiator. Carpet as fitted.

**En-Suite:**

A modern white, three piece suite comprising double shower unit, vanity wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Extractor fan. Ceramic tiled floor.

**Bedroom Two:**

Abt. 10' 1" x 6' 11" (3.07m x 2.11m) Double glazed window to front. Radiator. Carpet as fitted.

**Shower Room:**

A three piece white suite that comprises double shower cubicle, vanity wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Extractor fan. Ceramic tiled floor.

**Outside:**

**Parking:**

One allocated parking space plus visitors' spaces. Locked bike and bin store.

**Additional Information:****Lease Information:**

125 year lease from 2019.

Service charge £1,115.00 per annum.

**Agents Note:**

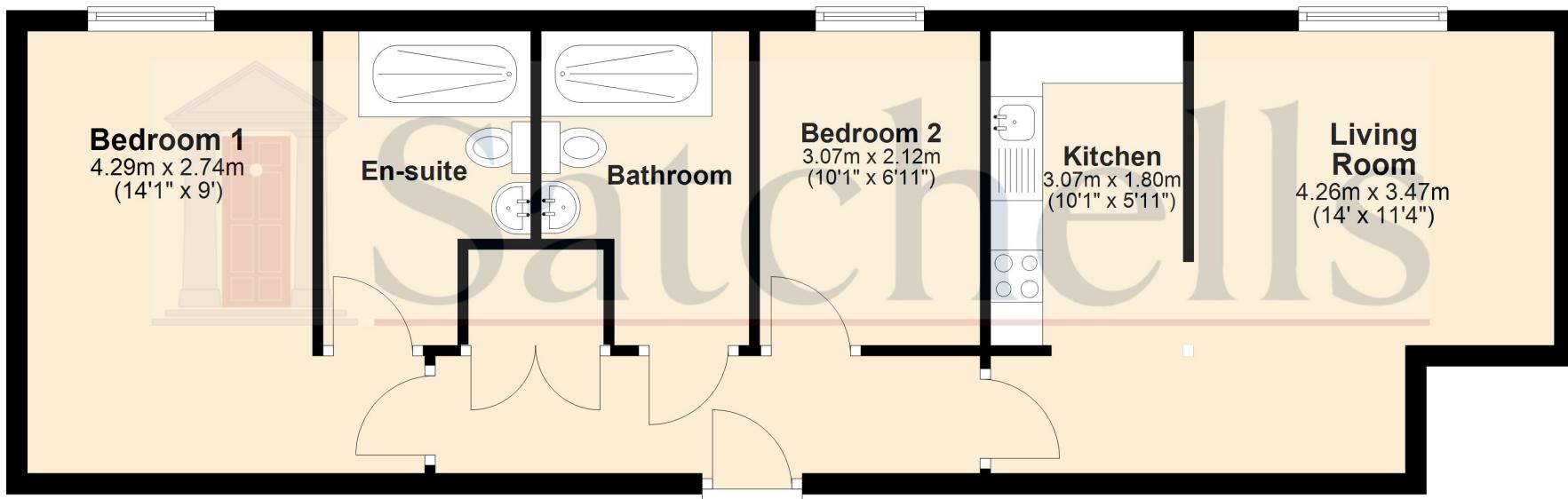
Draft details yet to be approved by the vendor and may be subject to change.





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## Ground Floor



For illustration 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.