

HAMPDEN HOUSE

Hampden House

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

country
properties

New to the market in Hampden House is this high-specification two-bedroom apartment. The property features a generous main bedroom with en-suite, a second well-proportioned bedroom, and a stylish modern kitchen fitted with integrated appliances and quartz work surfaces. Further benefits include two allocated parking spaces and excellent commuter links into London via nearby Arlesey train station.

- Redecorated throughout – Just move in!
- Allocated parking space for two cars & visitors parking
- Stylish kitchen with integrated appliances and Quartz work surfaces
- Security intercom system and lift to all floors
- Master bedroom with en-suite
- Excellent commuter access into London via Arlesey main line station

INTERNAL

GROUND FLOOR

Communal Entrance

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

FIFTH FLOOR

Entrance Hall

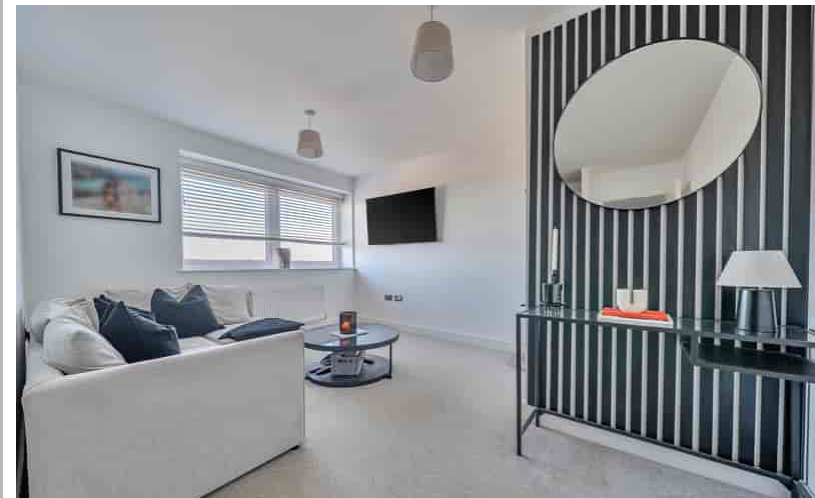
Double built in storage cupboard housing a combination boiler. Doors to all rooms. Fitted carpet. Radiator. Intercom entry phone system.

Kitchen

10' 2" x 6' 8" (3.09m x 2.02m) A range of wall and base units with Quartz worksurfaces with upstands over. Inset stainless steel sink unit with stainless steel mixer tap over. Integrated oven and induction hob with extractor fan over and Quartz splashback. Integrated dishwasher, washing machine and fridge/freezer. Tiled flooring.

Living/Dining Room

10' 9" x 10' 4" (3.28m x 3.16m) Fitted carpet. Radiator. Window to front aspect. Archway to Kitchen.



Bedroom One

14' 1" max x 11' 11" max (4.28m max x 3.64m max) Window to front aspect. Fitted carpet. Radiator. Door to En-suite.

En Suite

Fully tiled En-suite comprising vanity wash hand basin, low level WC and walk in double shower cubicle with rainfall shower head and separate hand shower attachment. Chrome heated towel rail.

Bedroom Two

10' 2" x 7' 2" (3.11m x 2.18m) Fitted carpet. Radiator. Window to front aspect.

Shower Room

Fully tiled shower room comprising vanity wash hand basin, low level WC and walk in double shower cubicle with rainfall shower head over and separate hand shower attachment. Chrome heated towel rail.

OUTSIDE

Parking

Allocated parking space for two cars. Visitor spaces also available. Coded bike store.

Agents Note

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

Service charges approx. £1900 p.a. which can be paid monthly

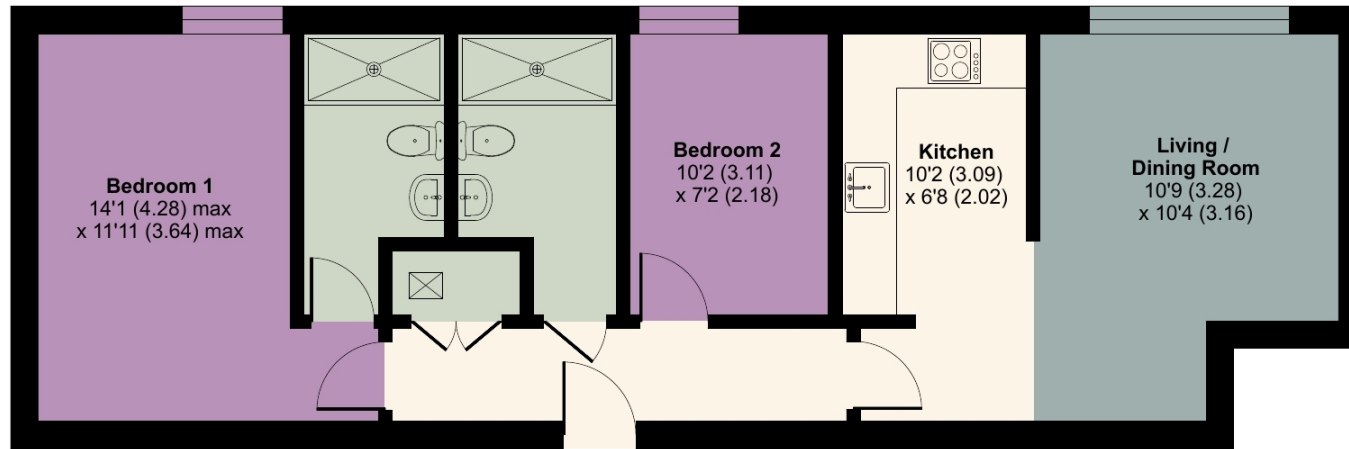
We advise any buyer to check this information with their legal representative prior to exchange of contracts.





Approximate Area = 638 sq ft / 59.2 sq m

For identification only - Not to scale



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	55
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 2026. Produced for Country Properties. REF: 1408189



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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