

**READY
NOW!**



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

A contemporary selection of Studio, 1 & 2 Bedroom Apartments

SELL  NEW

New Homes and Refurbishment Specialist



Hampden House, Hitchin Road, Arlesey SG15 6AR

Location:

Arlesey is a small town situated on the Bedfordshire/Hertfordshire county borders with fantastic access to local towns such as Letchworth (4 miles approx.) and Hitchin (6 miles approx.), both providing great shopping and entertainment facilities. The town also has a claim to fame as one of the most popular commuter choices in Bedfordshire. Hampden House is located on Hitchin Road which is very well placed in the heart of Arlesey with only a short walk to all local amenities. Hampden House has great transport links whether by road or rail; it also has direct access to the A507, A602 and the A1 motorway, perfect for any commuter!

For Sale:

Individual plot prices on application

Service Charges:

Approx: £500 Per Annum on Studio, 1 & 2 Bedroom Apartments*

Ground Rent:

Approx: 0.1% of the purchase price per annum (Index linked)*

Leasehold:

125 Years from September 2019

*Please check these figures prior to reservation as they may be subject to change.

Specification:

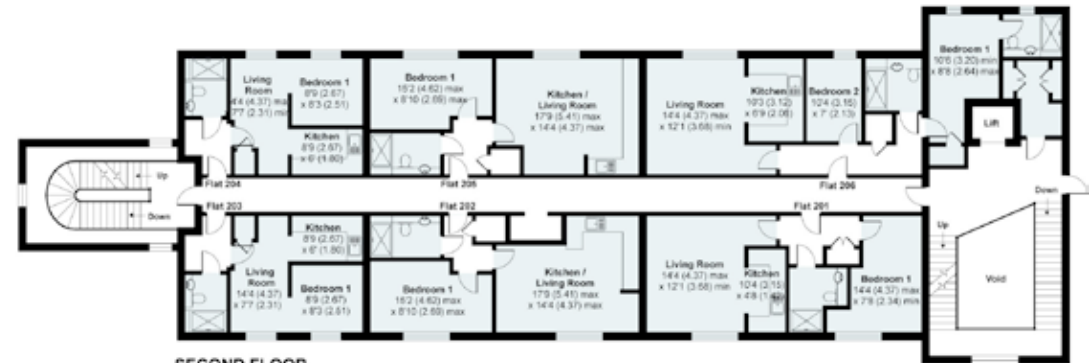
- Private residential development
- Stylish entrance lobby area
- Contemporary high specification throughout
- Built in appliances to kitchen including oven, ceramic hob, extractor, fridge/freezer, washing machine and dishwasher
- Flooring included throughout
- 10 Year CRL build warranty
- Audio and fob entry system
- Communal lift and stairs to all floors
- Allocated parking space
- Secure bike and bin store
- Help to Buy available on this development (Subject to availability and qualification)
- No forward chain
- Completion on notice



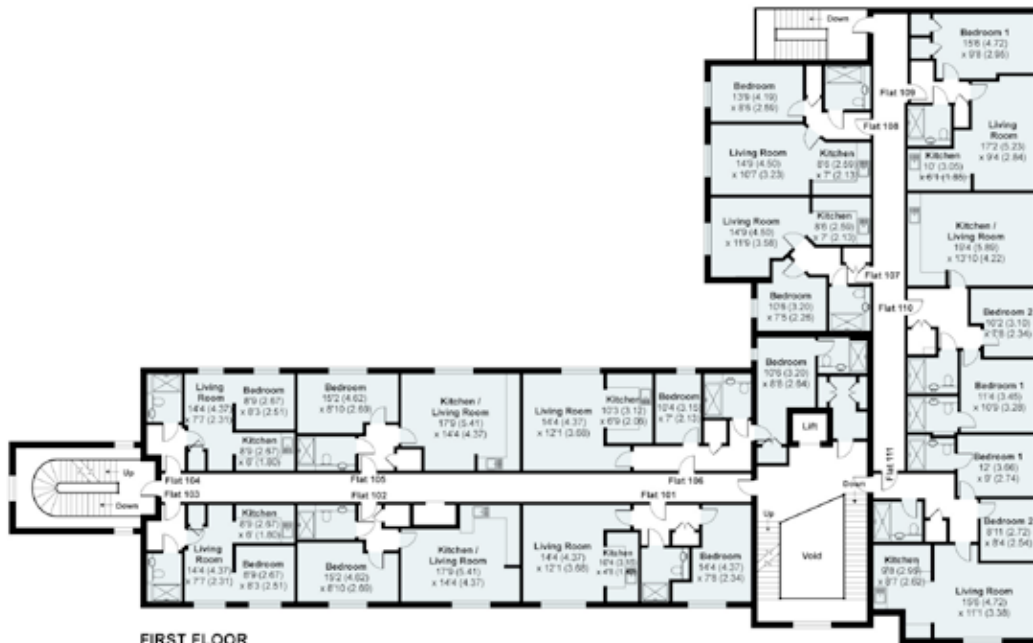
Backed by
HM Government



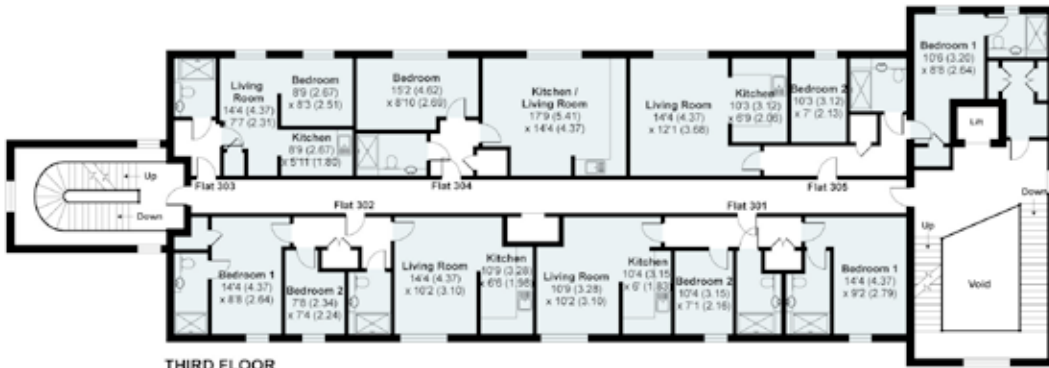
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



The Development

Sell New Group are delighted to offer this opportunity to acquire these luxury apartments in the heart of Arlesey. Hampden House is an exciting traditionally built development situated on Hitchin Road. It is located a short walk away from the local shops, takeaways and pubs, with the mainline train station, just north of the site. This iconic site is built by local building firm, GPS Estates, which offers 41 private, brand new contemporary, high specification Studio, 1 and 2 bedroom, leasehold apartments of varying size, over six floors, to suit different tastes and budgets. The mix and break down of this project will consist of 7 Studios, 18 one bedroom apartments ranging from 297 sq. ft. to 469 sq. ft. and 16 two double bedroomed apartments from 583 sq. ft. to 661 sq. ft. All apartments will benefit from service lift access as well as use of the communal stairs. The majority of the apartments come with the added benefit of one allocated parking space included in the price, which is of real benefit to this development; furthermore, the higher floors benefit from panoramic views across the town and surrounding area. Each of the apartments comes with flooring included throughout and built in appliances to the kitchen including ceramic hob, extractor, fridge freezer, dishwasher and washing machine to name a few. There is also a fob and phone audio entry system for added security. The development also offers a secure communal bike store and a communal bin store, all situated at ground level. All apartments are built to current 2018 regulations for acoustic and thermal insulation and come with a 10 year CRL build warranty for extra peace of mind. It is advised that the development sales will be completed "on notice".

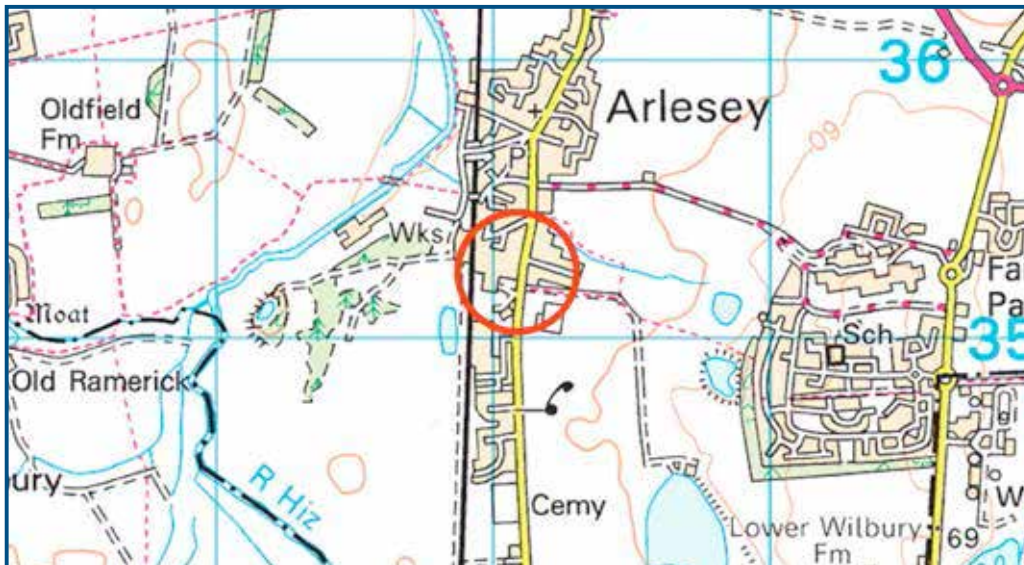
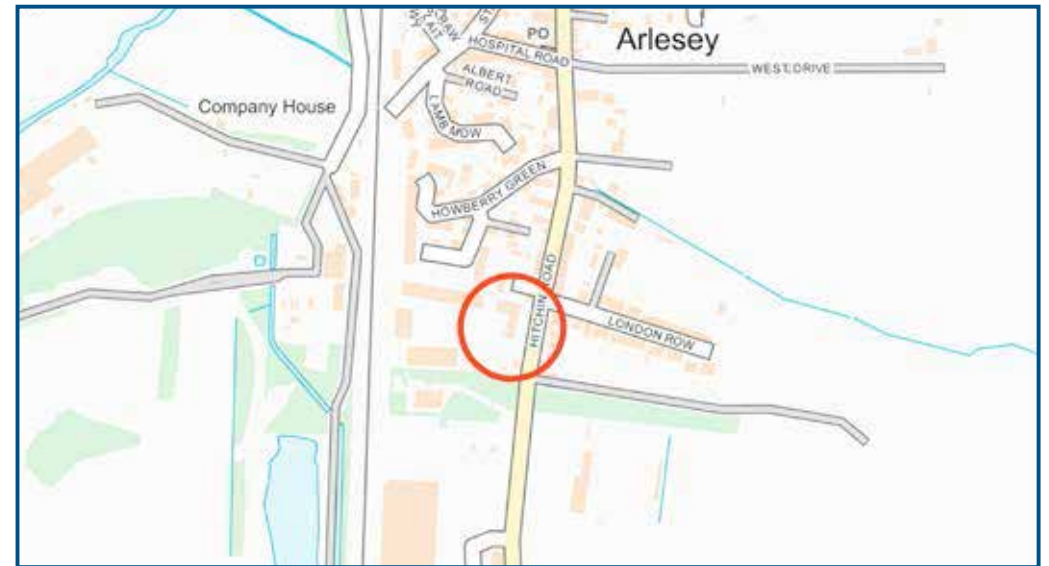
Viewings are highly recommended to appreciate the quality of these homes and build.



Distances By Road Approx:

- Arlesey Train Station: 1.6 Miles
- (Trains to London Kings Cross: from 40 Minutes)
- A1 Junction 10: 2.9 Miles
- M1 Junction 11a: 17 Miles
- Luton Airport: 15 Miles
- Stansted Airport: 31 Miles
- Hitchin: 3 Miles
- Letchworth: 4 Miles

Sat. Nav. Ref. Code: SG15 6RS



Important Notice

The information contained herein is for general information purposes only. The Agent (Sell New Ltd) has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Completion dates are estimated and may change.



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