



37 Arbury Place • Baldock • Hertfordshire • SG7 5FE

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Communal Entrance Hall • Communal Inner Hall

Private Entrance Hall • Living Room with fitted Kitchen area • Master Bedroom with en suite Shower Room • Bedroom 2 • Bathroom

IMPRESSIVE MODERN APARTMENT VERY CONVENIENT LOCATION

THE PROPERTY

This impressive purpose-built apartment is pleasantly located on the ground floor of an attractive three-storey building. Much thought and consideration was applied to the design of Arbury Place and the development blends well with its historic setting in the surrounding town.

The apartment is exceptionally well-appointed with high quality fitted kitchen area to the spacious living room and a luxury en suite shower room to the master bedroom. The bathroom is fitted to an equally high standard. The apartment benefits from uPVC double-glazed windows, independent gas fired central heating and the security of a video entry-phone system.

The property is available for rent unfurnished.

THE OUTSIDE

The apartments are set in neatly kept communal grounds with a central parking courtyard.

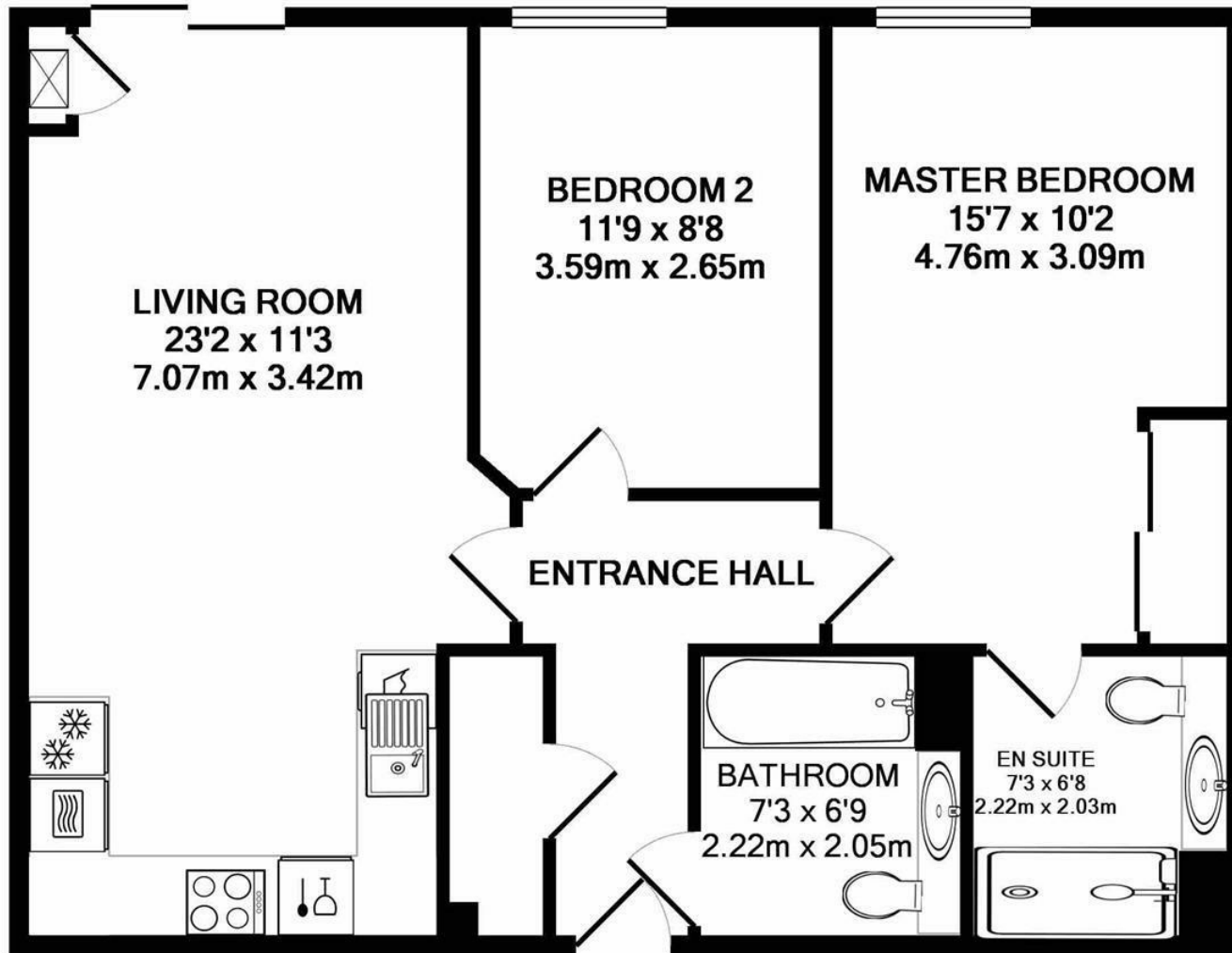
Allocated off-street parking space.

THE LOCATION

Arbury Place is very conveniently located just to the north east of the town centre, only a quarter of a mile from the High Street and a mere 200 yards from the mainline railway station. Baldock is on the Cambridge to London Kings Cross mainline and services run throughout the day. The fastest journey times are just 39 minutes to Kings Cross and 23 minutes to Cambridge. The town stands just off the A505 with Junction 9 on the A1 (M) (southbound) being only 2.7 miles away and Junction 10 (northbound) just 1.8 miles.

The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (notably the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.





TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



EPC RATING

Band - B

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk