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9 Sanvignes Court, Baldock, SG7 5AW

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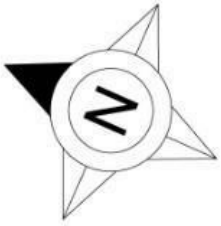
Asking Price £255,000

Set on the first floor of this sought after block only a short walk from both the train Station and Town centre, this well specified two double bedroom apartment benefits from large open plan living / kitchen space, en suite, bathroom, quality internal doors, skirting and architraves. Two off street parking spaces, these are part of the title with no additional charges.

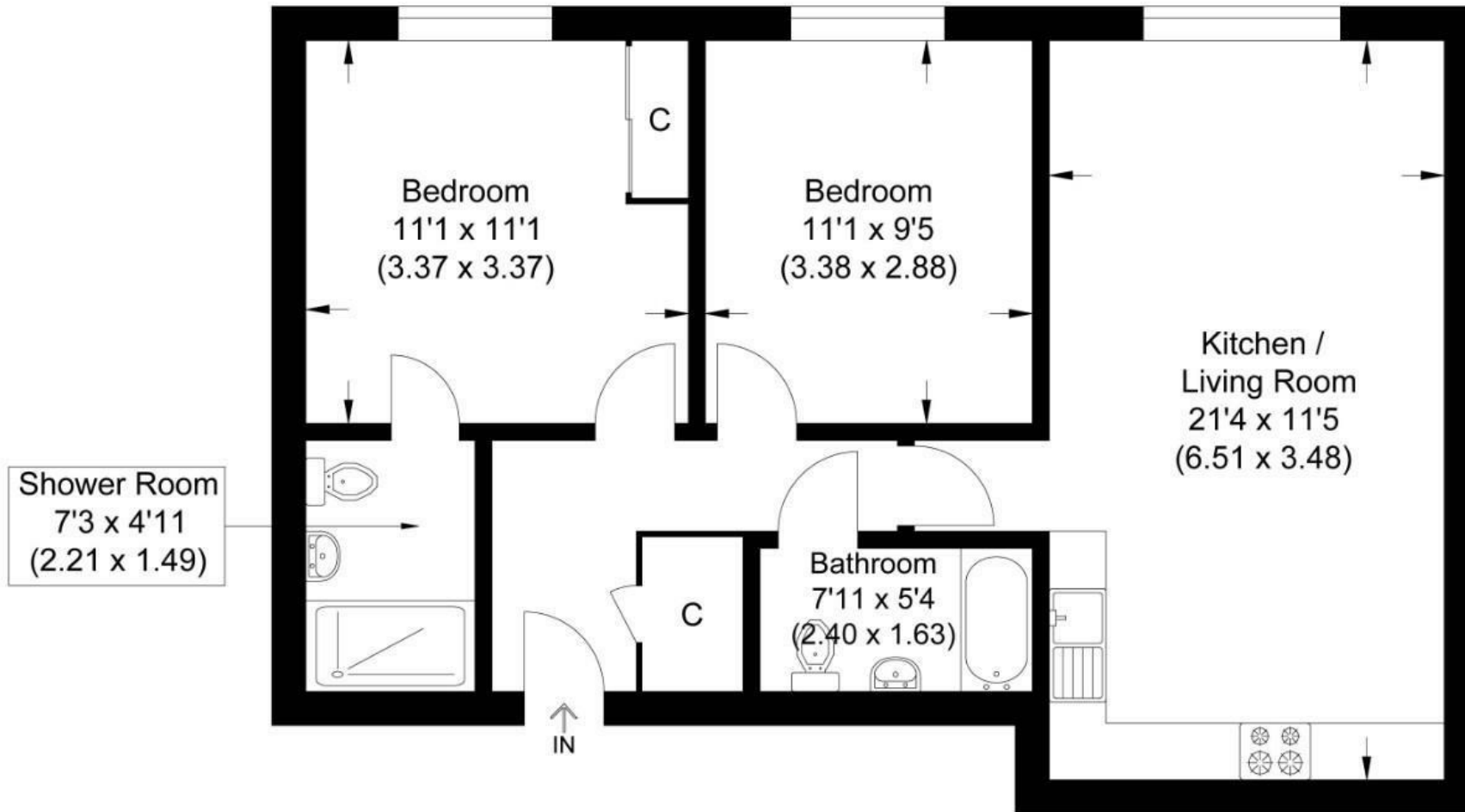
- Large open plan living space and kitchen.
- Further double bedroom.
- Two off road allocated parking spaces situated in the secure gated communal parking area.
- Master bedroom with en suite shower room.
- Family bathroom with large centre fill bath.



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Approximate Gross Internal Area  
60.19 sq m / 647.87 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## First Floor

### Entrance

Solid wood door.

### Entrance Hall

11'7" x 7'6" max

Doors to cloak cupboard, both bedrooms, family bathroom and living space. Laminate flooring. Panel heater.

### Bedroom One

11'0" x 11'0"

uPVC window to front. Fitted window blinds. Panel heater below. Double fronted built in wardrobe. Door to en suite.

### En Suite

7'1" x 4'10"

Full width shower with power shower. Floating wash hand basin. Floating WC with hidden cistern. Extensive tiling. Vinyl flooring. Inset ceiling lights. Extractor fan. Chrome ladder style heated towel rail.

### Bedroom Two

11'0" x 9'10"

uPVC window to front. Panel heater below.

### Family Bathroom

5'6" x 7'10"

Panel bath with centre fill and shower handset. Floating WC with hidden cistern. Floating wash hand basin. Extensive tiling. Inset ceiling lights. Extractor fan. Chrome heated towel rail.

## Lounge / Kitchen

21'3" x 11'5"

uPVC window to front. Two panel heaters. Laminate flooring. Range of eye and base level units. Inset four ring ceramic hob with stainless steel extractor hood over and electric oven below. Space and plumbing for washing machine and space for fridge freezer. Inset stainless steel one and half bowl sink. Extensive metro style splash backs. Inset ceiling lights.

## Outside

### Parking

Two off road allocated parking spaces situated in the secure gated communal parking area.

## Agents Note

Management Charges: Approx. Average £800 per 6 months (calculated every 6 months depending on works being done)  
Ground Rent: £150 per 6 months  
Lease: 125 years from 2011

