



Arbury Place, Baldock, SG7 5FE



welcome to

Arbury Place, Baldock

An extremely well-presented two-bedroom apartment situated in a highly sought-after location within a short walk of Baldock railway station and town centre. With allocated parking for one car and no upward chain, viewing of this property is highly recommended.



Door To Communal Entrance Hall **Door To Entrance Hall**

Radiator, built in storage cupboard.

Kitchen/Diner/Lounge

23' 8" max x 12' 7" max (7.21m max x 3.84m max)

Superb open plan living accommodation with lovely fitted kitchen comprising built in oven and hob with extractor over, sink with mixer tap and work surface surround, generous range of base and wall units, space and plumbing for automatic washing machine and dishwasher, twin double-glazed sash window to side, access from the far end of this room with sliding double glazed doors to private balcony.

Bedroom One

12' 2" x 10' 7" plus door recess (3.71m x 3.23m plus door recess)

Built in wardrobes with sliding mirrored doors, radiator, double glazed sash window to front, door to ensuite.

Ensuite

Suite comprising large shower cubicle, concealed cistern w/c, wash hand basin, towel radiator, wall and floor tiling.

Bedroom Two

12' 2" max x 8' 8" max (3.71m max x 2.64m max)

Built in wardrobes with sliding mirrored doors, radiator, double glazed sash windows to front.

Bathroom

Suite comprising bath with separate shower over, concealed cistern w/c, towel radiator, wash hand basin, wall and floor tiling.

Outside

Allocated parking for one car.

Agents Note

Lease details:

- 125 year lease with 118 years remaining.
- Current ground rent is £175 every six months.
- Current service charge is £675 every six months.



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welcome to

Arbury Place, Baldock

- Extremely well-presented and deceptively spacious first-floor apartment.
- Sought-after location within a short walk of Baldock railway station and town centre.
- Superb open plan dual aspect kitchen/diner/lounge.
- Two double bedrooms with ensuite to master.
- Further bathroom.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 118 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109608 - 0004

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