

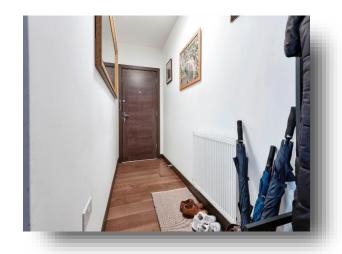
**Arbury Place, Baldock, SG7 5FE** 



## 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"  $\times$  10' 7" plus door recess (  $3.71m \times 3.23m$  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.





## 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

## view this property online williamhbrown.co.uk/Property/RYN109608



Property Ref: RYN109608 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.