

# HUNTERS<sup>®</sup>

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## Mallard Court

Baldock, SG7 5DA

£1,250 Per Calendar Month



Spacious Two Bedroom Penthouse Apartment adjacent to the train station, offering two double bedrooms, two bathrooms, large lounge kitchen with integrated appliances. Available TBA. EPC Rating B. Deposit Amount £1442.00. Council Tax Band C.



## LOBBY

Entrance door. Security entry intercom. Radiator. Consumer unit. Glazed door to:

## LOUNGE 21'8" x 14'1" (6.60 x 4.29)

Carpeted. 2 x patio doors. Spotlights to ceiling. uPVC window. Radiator.

## KITCHEN 17'2"3" x 10'6" (5.250 x 3.20)

Modern fitted kitchen comprising of base and wall mounted units with work surface over. Integrated washer / dryer, dishwasher and fridge freezer. Built in double neff oven and gas hob with extractor fan above. Stainless steel splash back. Ceramic tiled floor. Inset spotlights. uPVC window to side aspect.

## BEDROOM ONE 10'2" x 12'1" (3.10 x 3.68)

Double bedroom. Carpeted. Patio door to side aspect. Radiator. Fitted wardrobes with mirror front.

## ENSUITE BATHROOM

Suite comprising low level WC with concealed cistern. Vanity wash hand basin with cupboard under. Shower cubicle with shower. Shaver socket and light. Fitted mirror and shelving. Ceramic tiled flooring. Extractor fan. Heated towel rail.

## BEDROOM TWO 11'1" x 10'6" (3.38 x 3.20)

Patio door to rear aspect. Radiator. Fitted wardrobes with mirror front. Carpeted.

## MAIN BATHROOM 8'3" x 10'6" (2.51 x 3.20)

Suite comprising low level WC with concealed cistern. Vanity wash hand basin with cupboards below and panelled enclosed bath with fitted Aqualisa shower. Glass screen. Half tiled walls. Shaver light and socket. Ceramic tiled floor. Extractor fan. Heated towel rail.

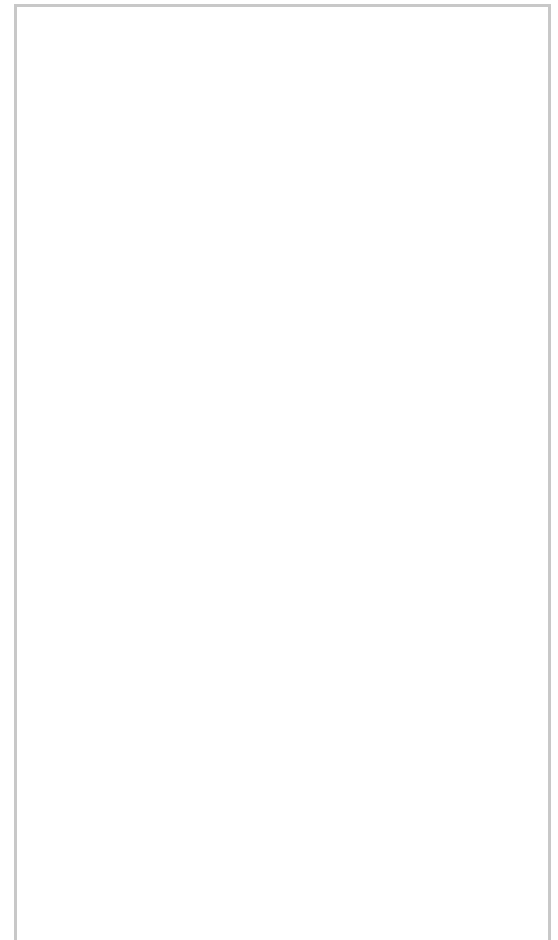
## PARKING

Allocated parking for one vehicle.

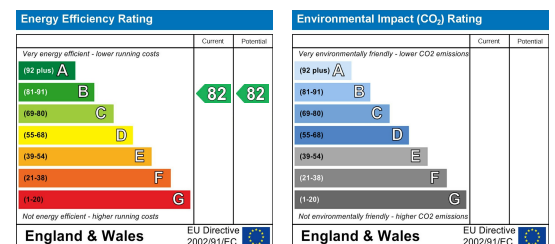
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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