

# HUNTERS<sup>®</sup>

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## Pond Lane

Baldock, SG7 5AS

£1,200 Per Month



Well Presented Newly Decorated Large Two Bedroom First Floor Apartment. The property offers large lounge with feature fireplace, kitchen with appliances, two double bedroom with fitted wardrobes and a bathroom. Available 3rd August 2024. EPC Rating C. Council Tax Band B. Deposit £1384.00



Living Room 10'9" x 16'6" (3.28m x 5.03m)  
 Large Lounge. Carpeted. Newly Decorated. Window to front aspect. Feature fireplace with inset electric fire (not tested)

Kitchen / Dining room 9'8" x 11'8" (2.97m x 3.58m)  
 An open arch leads to the kitchen/breakfast room which has a range of fitted wall and base level units with worktops over and an inset sink and drainer. Freestanding electric oven. Fridge/freezer. Washing machine. Dishwasher. Vinyl flooring. Window to rear aspect. Newly Decorated.

Bedroom One 12'8" x 10'4" (3.88m x 3.15m)  
 Double. Window to front aspect. Carpeted. Radiator. Fitted wardrobes.

Bedroom Two 11'8" x 9'4" (3.58m x 2.87m)  
 Double. Window to rear aspect. Carpeted. Radiator. Fitted Wardrobes.

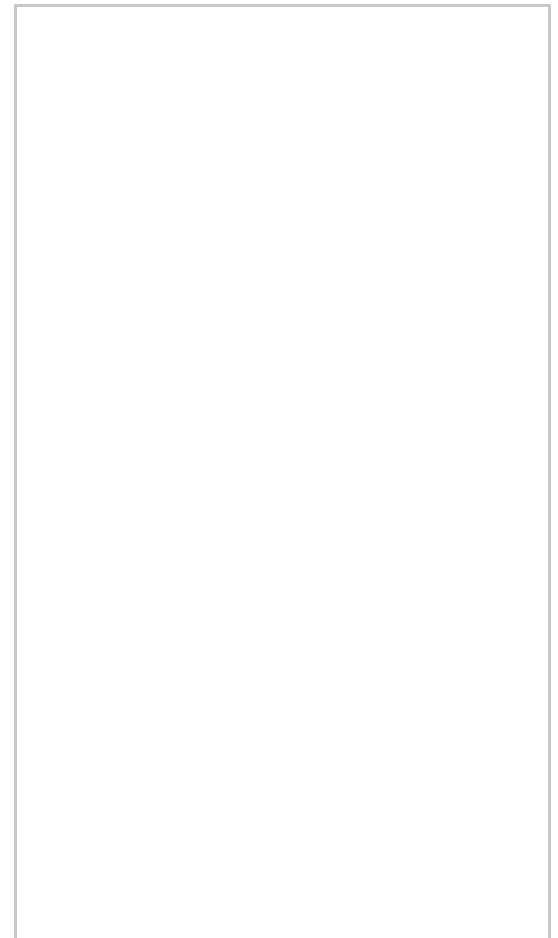
Bathroom  
 White bathroom suite with shower over. W.C. Sink. Window to rear aspect. Towel rail. Tiled flooring.

Communal Gardens  
 Outside, the enclosed communal gardens are laid to lawn with a variety of mature flower and shrub beds and borders.

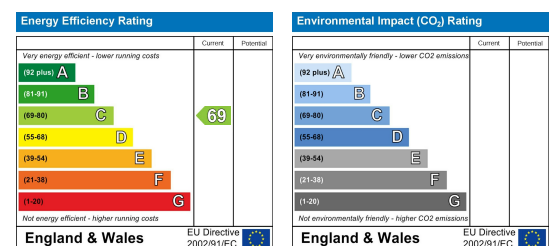
## Area Map



## 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.