



HUNTERS®
HERE TO GET *you* THERE

Sanvignes Court, Baldock | £1,300 Per Calendar Month
Call us today on 01462 896148



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Hunters are pleased to offer A SUPERB TWO bedroom ground floor apartment, exclusive development of two bedroom and apartments. Just a short stroll from the High Street and the mainline train station. Inside this great property offers large living room which leads into an open plan modern fitted kitchen, a master bedroom with en-suite, a second double bedroom and modern bathroom suite, and benefits from uPVC double glazing and plenty of storage. Complemented further by off road secured parking, this property is ideally located for commuters. Available 5th November 2025. EPC Rating D. Deposit £1500.00. Council Tax Band C.

Lounge / Kitchen
11'3" x 21'11"

Spacious Lounge : uPVC Window to Front. Radiator. Aerial and Telephone Points. Wooden Flooring Throughout.
Kitchen : Modern White Gloss Base and Wall units with Built in Fridge/Freezer, Electric Oven, Washing Machine. Extractor Hood.

Bathroom
5'6" x 7'8"
Lovely size white bathroom suite consisting of: bath with power shower over. W.C. Sink. Heated towel rail. Brown Vinyl Flooring. Extractor fan. Part tiled walls.

Bedroom One
10'8" x 11'3"
Double bedroom. uPVC window to front. Radiator. Carpeted.
Door leading to : ensuite

En-suite
4'8" x 7'2"
White bathroom suite consisting of large shower cubicle with shower over. W.C. Sink. Vinyl flooring. Mirror. Extractor fan.

Bedroom Two
9'7" x 11'2"
Double Bedroom. uPVC window to front. Radiator. Carpeted.

Parking
Secured gated parking for one car.

Gardens
Communal gardens to front.

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.

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