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41 Arbury Place, Baldock, SG7 5FE

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Guide Price £285,000

A well presented two double bedroom first floor apartment offered CHAIN FREE - Set within a fantastic private setting of Baldock this property presents a perfect opportunity for first time buyers, downsizers or investors. Walking distance to Baldock High Street, local amenities and within a stones throw of the Train Station.

- High Street Location
- En-Suite to Master Bedroom
- Allocated parking
- EPC B
- Chain Free
- Contemporary Design with high end finishes throughout
- First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Communal Entrance

Security entry system. Post box location. Stairs rise to first floor.

## First Floor

### Entrance Hallway

Access to all rooms. Storage cupboard.

### Open plan Lounge/Kitchen

23'8" x 12'7"

Dual aspect windows to front and side. Radiator.

Kitchen:

Fitted in a range of matching eye level and base units with work surfaces over. Plumbing for washing machine, dishwasher, stainless steel sink unit, integral cooker and fridge/freezer. Radiator.

### Bedroom One

12'2" x 10'7"

Double bedroom. Double glazed windows to front aspect. Integral wardrobes. Radiator. Leading to:

### En-Suite

Suite comprising low level w/c, hand wash basin, walk in shower cubicle, heated towel rail, tiled flooring.

### Bedroom Two

8'8" x 12'2"

Double bedroom. Double glazed window to front aspect. Radiator.

### Bathroom

8'0" x 7'1"

Suite comprising of a low level w/c, wash hand basin, panelled bath with overhead shower, heated towel rail, tiled flooring.

## Outside

### Allocated Parking

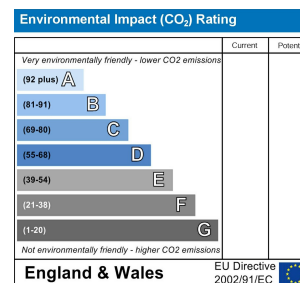
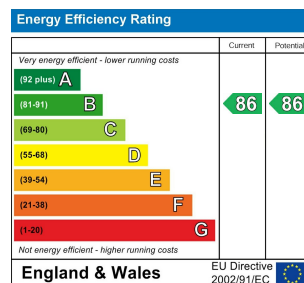
Allocated parking space no.35

### Lease Details

125 years from 01.01.2017

Service charges - £1,383pa

Ground Rent - £350pa



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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.







