



Connells

Arbury Place,
Baldock.



Property Description

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. With easy access to the A1, A505 and A507, it lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford.

There is a real sense of community with neighbouring towns Letchworth and Hitchin.

London Kings Cross can be reached in 37 minutes by train from the station which is a 2 minute walk from the property.

The high street is a short walk away with shops including a butcher, bakers, numerous cafes including Batch52, restaurants, and public houses.

Baldock has well-regarded infant, junior and secondary schools all within close walking proximity to the property.

Leisure:

- * The Ivel Springs Nature Reserve, a protected Special Site of Scientific Interest is a 10 minute walk away,
- * 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- * A 5 minute walk to Knights Templar Sports Centre,
- * North Herts Leisure Centre, Nuffield Health all within a short drive away.

Key Features

Allocated parking.

Spacious accommodation.

Secure entry phone.

Touch controls for the shower and taps in the bathroom.

190 yards to Baldock train station. London Kings Cross can be reached in 37 minutes.

Fantastic specification throughout.

Perfect for a first time buyer.

Property built in 2017.



Internal

Entrance Hall

Laminate flooring. Secure phone entry, loft access and radiator.

Lounge / Kitchen

The living room and kitchen are particularly open and spacious for the building.

The lounge has two double glazed sash windows, laminate flooring, TV and telephone points, a storage cupboard and two radiators.

Kitchen is fully fitted with a range of wall and base units, work surfaces, and one bowl sink/drainage. Electric oven and hob with cookerhood over, integrated washer dryer, fridge/freezer and dishwasher.

Master Bedroom

Master bedroom with double glazed sash window, fitted carpet and fitted wardrobes, TV and telephone points, radiator.

En Suite

En suite comprising vanity wash hand basin, low level WC and walk in double shower with touch controls, waterfall shower body and shower attachment. Large heated mirror with lighting. Tiled flooring. Extractor fan and heated towel rail.

Second Bedroom

Second bedroom with double glazed sash window, fitted carpet and radiator.

Bathroom

Bathroom comprising vanity wash hand basin with touch power taps, low level WC and bath with mixer tap and shower attachment. Extractor fan. Heated mirror with lighting and heated towel rail. Feature lighting.

External

Outbuilding

Bike shed and bin store.

Parking

Off road parking, allocated space for one car.

Agent Notes:

Tenure: Leasehold.

Length of lease: 125 years from 1st January 2017. 116 years remaining.

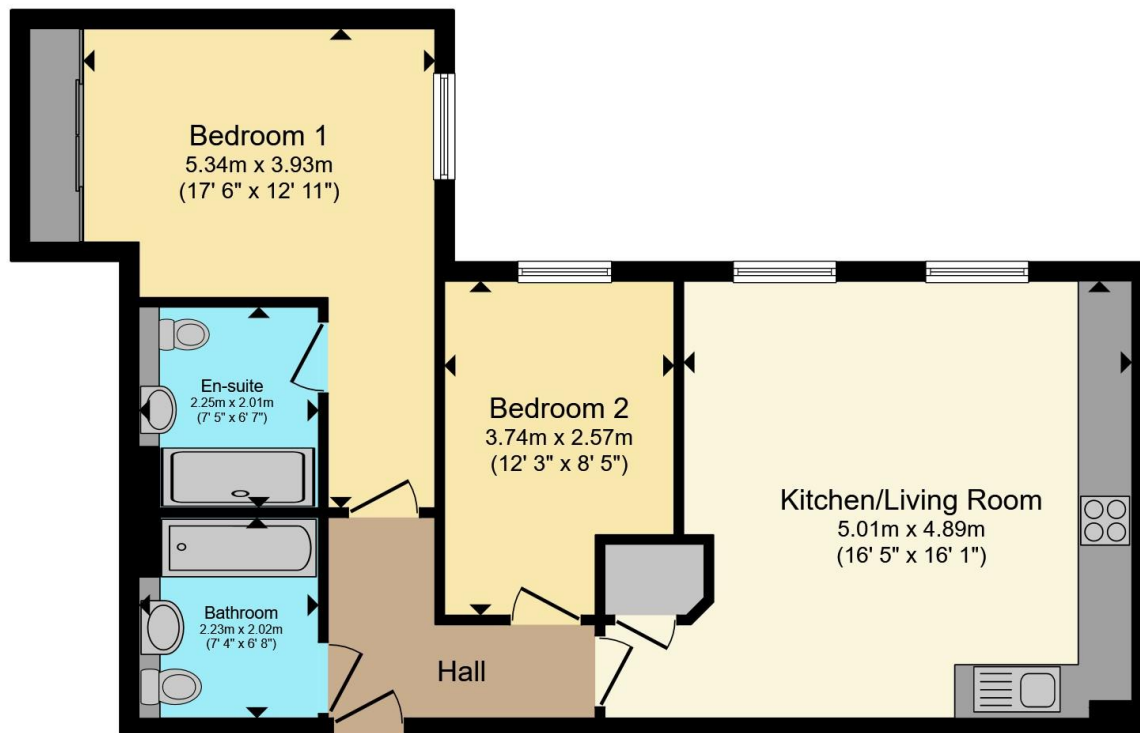
Annual ground rent: £350.

Annual service charge: £1464.94.

(Vendor Advises).

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: B

Council Tax
Band: C

Service Charge:
1464.94

Ground Rent:
350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309344

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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