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**7 Pepper Court, Baldock, SG7 6BH**

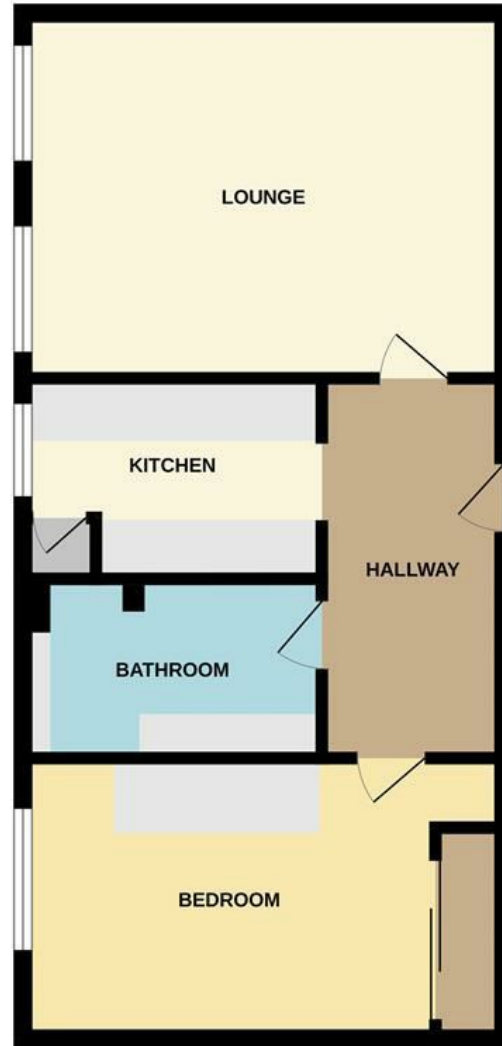
# 7 Pepper Court, Baldock, SG7 6BH

## Guide Price £180,000

Welcome to this charming one-bedroom flat located in the desirable Pepper Court, Baldock. It offers a modern living experience in a convenient setting. The location in Baldock is particularly advantageous, offering easy access to local amenities, transport links, and the picturesque surroundings of the Hertfordshire countryside. This flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. With its blend of comfort, style, and practicality, this property is sure to attract interest. Do not miss the chance to make this delightful apartment your new home!

- Grade II Listed
- Well Presented Large One Bedroom Apartment
- In the Heart of Baldock High Street
- Walking Distance to Mainline Train Station
- Chain Free
- Ideal First Time Purchase or Investment Opportunity

FIRST FLOOR



**Ground Floor**

**Communal Entrance**

Communal door leads into the building. Letterbox area for all apartments to the left aspect. Door to the rear aspect leading to the communal gardens.

**First Floor**

**Hallway**

A large welcoming hallway with hard wood door leading into the property, wall mounted electric heater, telephone entry system, hard wood flooring, spotlights.

**Lounge**

12'2" x 14'0"

Sash windows to the front aspect. Wood flooring. Wall mounted heater.

**Kitchen**

8'4" x 9'8"

Sash window to the front aspect. Spotlights. Granite work surfaces. Matching eye level and base units. Smeg hob and oven under. Under unit lighting. One and half bowl sink unit. Integral microwave, fridge/freezer, dishwasher. Airing cupboard. Tiled flooring.

**Bathroom**

8'2" x 5'9"

Bath with shower attachment and screen over. Floating sink unit. W/C. Spotlights. Vanity mirror inset. Tiled throughout. Heated towel rail.

**Bedroom**

14'2" x 10'8"

Full height sash windows. Fitted double wardrobe with sliding doors. Wall mounted heater.

**Outside**

**Communal Gardens**

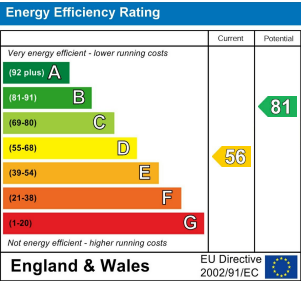
Communal grounds located to the rear aspect.

**Lease Details**

Lease length: 999yrs from 1st Jan 2005

Service charge: £2,514.80pa

Ground Rent: £1,346.80pa



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.





