



iwestates.com

5 Arbury Place, Baldock, SG7 5FE

5 Arbury Place, Baldock, SG7 5FE

Guide Price £295,000

Welcome to this delightful contemporary ground floor apartment located in the charming area of Arbury Place, Baldock. This modern property, completed in 2018, offers a comfortable living space making it an ideal choice for individuals, couples or investors. Offered chain free. Private terrace patio garden area. En-Suite to Bedroom One. Modern fittings throughout. The main appeal to this property is its prime location being close proximity walking distance to the train station.

This property presents an excellent opportunity for those looking to invest in a new home in Baldock. Do not miss the chance to make this lovely apartment your own!

- Ground Floor
- Allocated Parking
- Contemporary Design
- Ideal first time purchase, downsize or investment opportunity
- Two Double Bedrooms
- Offered Chain Free
- Walking distance to Baldock Train Station
- Well kept communal areas

GROUND 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.
Made with Metropix ©2025

Communal Entrance

Security entrance, main door leads into apartment block.

Entrance Hallway

Doors to all rooms. Large storage cupboard.

Kitchen & Lounge/Diner

23'6" x 10'5"

Modern kitchen with matching eye level and base units with Quartz work surfaces over. Integrated appliances with stainless steel sink unit. Spotlights. Open to the lounge/dining area. Radiator. Patio door leading to terrace garden area.

Bedroom One

10'3" x 13'6"

Window to front aspect. Integral double wardrobe. Radiator.

En-Suite

7'5" x 7'0"

Smart mirror with LED lighting. Shaver socket. Walnut vanity unit with integrated storage space with black porcelain worktop. Modern shaped wash hand basin. Walk in shower cubicle. Low level WC. Heated towel rail. Tiled throughout.

Bedroom Two

8'8" x 12'0"

Window to front aspect. Radiator.

Bathroom

7'3" x 7'1"

Smart vanity mirror with LED lighting. Shaver socket. Walnut vanity unit with integrated storage space and black porcelain worktop. Wash hand basin. Low level w/c. Heated towel rail. Tiled throughout.

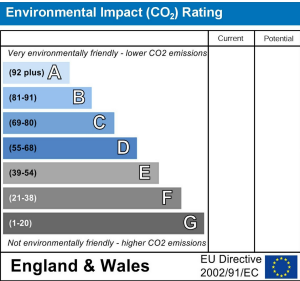
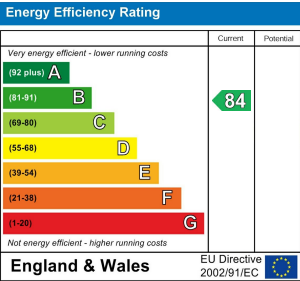
Outside

Allocated Parking Space

Car park space no.25

Lease Details

125 years from 1st Jan 2017
Service charges - £175 per six months
Ground Rent - £716.09 per six months



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.





