

TALISMAN

PROPERTY AGENTS



Apartment 4, Hitchin Street, Baldock, SG7 6AL

Asking Price: £190,000

Bedroom x1

Reception x1

Bathroom x1



Key Features

- Situated in a prime location within the historic town of Baldock
- Forming as part of an established new home development, comprising 8 luxury apartments
 - Dedicated solar PV system
 - Hikvision Security intercom kit
 - Hive thermostat system
 - 10-year structural warranty
 - Contemporary interior design
- Premium first-floor, 1-bedroom apartment with private front door entrance
- Bespoke 'Indigo Blue' shaker style kitchen with a full range of integrated appliances
 - Exclusive access to a re-landscaped and fully enclosed communal garden



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Description

Forming as part of an exclusive new home development, comprising eight luxury apartments within the heart of Baldock, a quaint and historic market town, comes this premium one-bedroom apartment that comes complete with a wealth of high tech features, contemporary interior design and bespoke fittings. The apartment is accessed via a prestigious gated entry into the complex and on ascension of the staircase to the first-floor level, where you will find your own private, canopied front door entrance, accompanied by a pleasant view onto the communal garden. Entering the property welcomes you into a sun-soaked, open plan space, commanding versatility and potential for contemporary living. Bespoke additions like the 'Indigo Blue' shaker style kitchen with its full range of integrated appliances provides all the practicality with a splash of luxe, while the bedroom radiates in natural light from a wide window implementation, which also presents wonderful views onto the magnificent St Mary's Church. And the shower room presents a naturally lit and plush three-piece suite. Those who reside within the complex can benefit from exclusive access to the communal garden, and being just a stroll away from the town centre's wealth of shops, amenities and transport links. With already 40% of the development sold, this property presents a rare opportunity to acquire a prestigious residence within a prime location.



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Rooms & Dimensions

Kitchen / Diner / Living

4.07m x 6.12m (13' 4" x 20' 1") A UPVC door with obscured double glazed window upon entry takes you into a stunning and highly versatile open plan living space, featuring UPVC double double glazed window to rear aspect, recessed ceiling lights, built in extractor fan, housed fuse box, a bespoke 'Indigo Blue' shaker style kitchen with soft close draws and cupboards and concrete effect laminate worktop, possessing a full range of integrated appliances, comprising one and a half bowl black composite sink with lever mixer tap, fridge/freezer, 'Bosch' electric oven with four-burner gas hob and extractor over, dishwasher, washing machine and cupboard housing the gas fired 'Worcester' boiler. The room also contains a radiator and oak effect laminate flooring with doors off to:

Bedroom

2.50m x 4.07m (8' 2" x 13' 4") Large UPVC double glazed window to front aspect, radiator and fitted carpet.

Shower Room

3.11m x 8.2m (10' 2" x 26' 11") Obscured UPVC double glazed window to rear aspect. A plush three-piece suite comprising recessed ceiling lights, built in extractor fan, fully enclosed shower unit, 'Dove Grey' vanity hand wash basin with mixer tap, WC, stylish tiling to splashback areas, chrome towel radiator and LVT flooring.

(Externally)

Front

The apartment complex is accessed via a secure gated entry. entering through the gates and ascending the staircase to the first level takes you to the front door entrance of apartment 4, which comprises a canopied front door and delightful views over the communal garden.

Communal Garden

Access to the quaint communal garden, fully enclosed by solid brick walls, laid primarily to lawn with Indian sandstone slabbed walkway leading to and from the gated entrance, access to communal and sheltered bike mount, and shingle section with access to gas meters and the outdoor tap.

Agent's Notes

- Dedicated solar PV system included
- Hive thermostat system included
 - 10-year structural warranty
 - Gas central heating
- Superior sound and air insulation
 - Share of Freehold tenure
- Access to the communal garden
- Access to communal and sheltered bike mount (A total of eight bike mounts have been installed on site to go with each of the eight apartments)
 - Council Tax Band: TBC
 - EPC Rating: B

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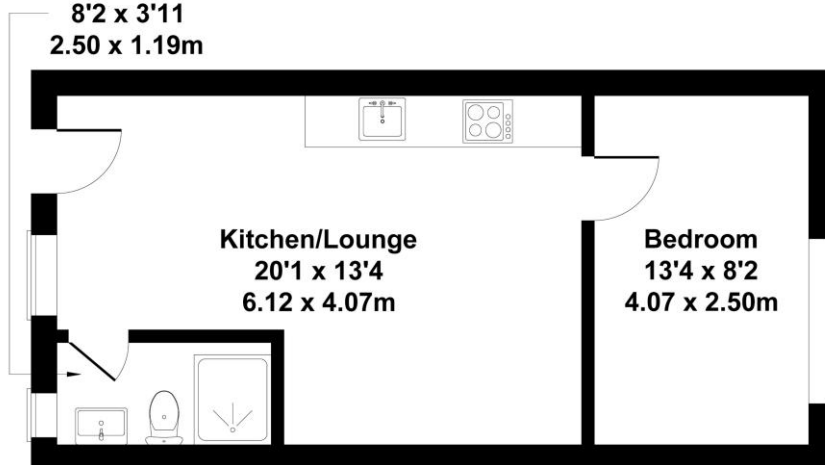




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Approximate Gross Internal Area
388 sq ft - 36 sq m

Shower Room
8'2 x 3'11
2.50 x 1.19m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Location

Baldock is a charming market town filled with history and oozing with character. The town presents a rich variety of architecture, from its establishment of Georgian, Victorian and Edwardian buildings and emits a wonderful atmosphere. Residing within Baldock puts you in direct reach of the towns rich offering of shops, eateries, leisure facilities and attractions, with plenty of independent retailers, chain stores and supermarkets all at present. The town is also in catchment of many Ofsted 'Good' schools, such as The Knights Templar secondary and sixth form school, Hartsfield Junior Mixed & Infant primary school, St Mary's junior school and Weston Way nursery school. Commutable options include easy access to the A1 and Baldock Railway Station, which provides regular journeys to London Kings Cross in approximately 22 minutes and Cambridge, with the nearest airport being London Luton Airport, which is just 11 miles away.

To arrange a viewing, please contact Talisman Property Agents

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