



18 Pepper Court, Baldock, Hertfordshire. SG7 6BH

Satchells



2 Bedroom Apartment Offers in Excess of £260,000 Leasehold

Satchells Estate Agents offers to market this well-presented two-bedroom first floor flat which offers an excellent opportunity for those seeking a convenient and comfortable home. Situated in the heart of Baldock town centre, the property is in lovely condition throughout and briefly comprises two good-sized bedrooms, a stylish modern kitchen, a bright and spacious living room, a contemporary family bathroom, and the added benefit of an en-suite to the principle bedroom. Further benefits include allocated parking and easy access to the wide range of amenities, shops, restaurants, and transport links that Baldock town centre has to offer, including the mainline railway station providing direct services into London Kings Cross. An early viewing is highly recommended to appreciate all that this fantastic flat has to offer.



- Central location
- Personal front door
- Two double bedrooms
- Chain free
- Allocated parking
- Principal bedroom with en-suite
- First floor apartment
- EPC rating D. Council tax band B

Ground Floor:**Entrance:**

Personal front door.

Stairs rising to first floor.

First Floor:**Kitchen:**

Abt. 11' 0" x 7' 5" (3.35m x 2.26m) Range of wall and base units with stainless steel sink and drainer. Integrated oven and hob, fridge/freezer, dishwasher, washing machine and microwave. Extractor fan. Double glazed window to front aspect.

Lounge:

Abt. 14' 9" x 15' 0" (4.50m x 4.57m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bedroom One:

Abt. 13' 0" x 9' 0" (3.96m x 2.74m) Double glazed window to rear aspect. Fitted carpet. Radiator. Door to en-suite shower room.

En-Suite Shower Room:

Suite comprising walk-in shower, wash hand basin and low level WC.

Bedroom Two:

Abt. 11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom:

Tiled bathroom with suite comprising panelled bath with overhead shower attachment, low level flush WC and hand wash basin. Heated towel rail.

Outside:**Parking:**

One allocated parking space.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: TBC

Gas: TBC

Drainage: TBC

Flood risk: TBC

Mobile/Phone: TBC - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: Band B

Council tax payable: TBC

Length of lease: TBC

Ground Rent details: TBC

Service charge Details: TBC

For further material information please contact the office marketing this property.

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

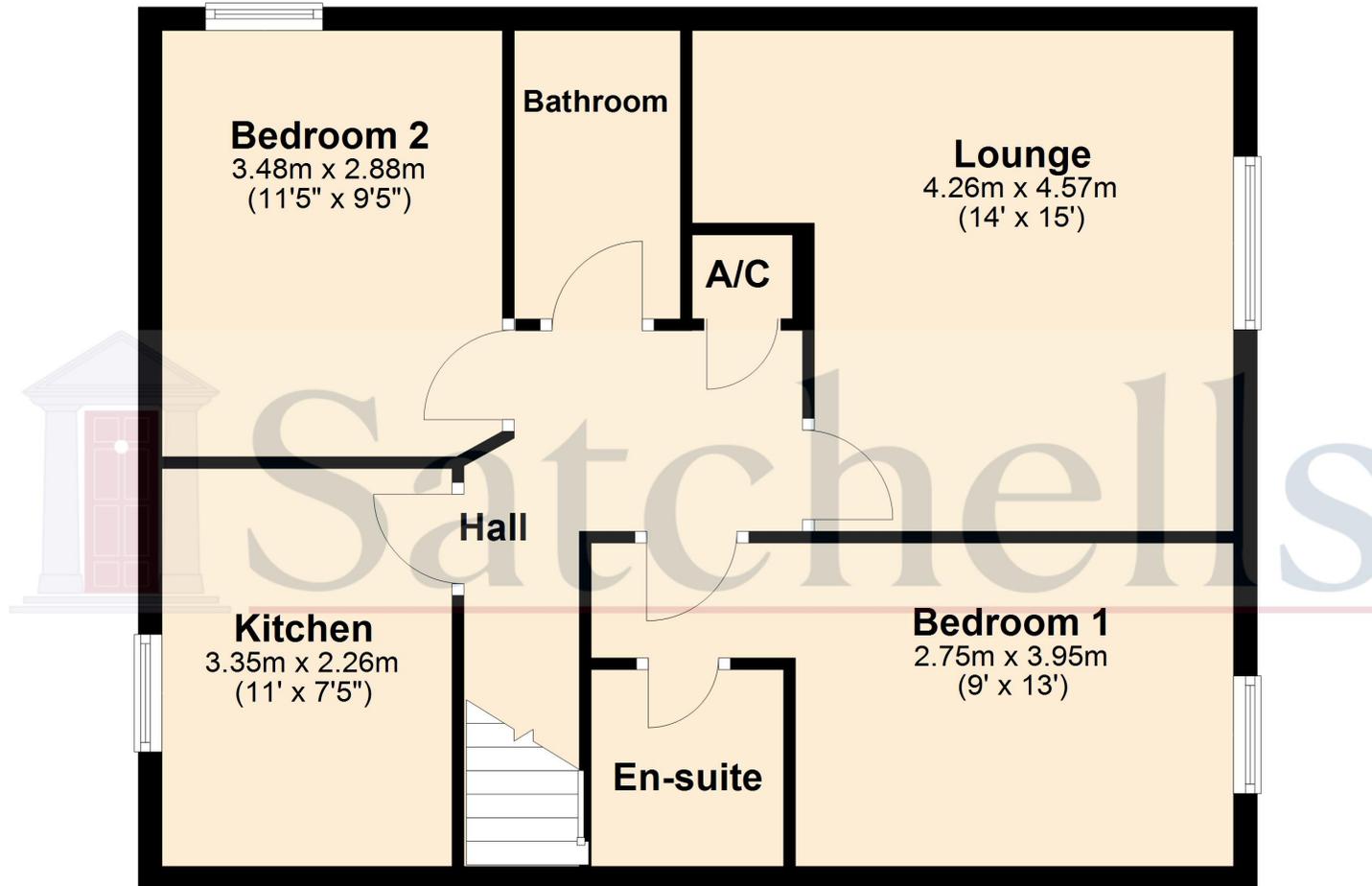




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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First Floor



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.