



17 Pepper Court, Baldock, Hertfordshire. SG7 6BH

Satchells



## 2 Bedroom Apartment £265,000 Leasehold

Satchells Estate Agents present this beautiful ground floor apartment consisting of, two double bedrooms, and principal bedroom with en-suite. Private parking. Centrally located within strolling distance to Baldock High Street and train station. This property offers itself as chain free and is perfect for an investment or first time buy.

- Town centre location
- Private parking
- Two double bedrooms
- Ground floor apartment
- Beautiful condition
- Chain free
- Ensuite
- Viewings recommended
- EPC rating D. Council tax band B

## **Ground Floor**

### **Entrance:**

Personal front door, access to all rooms.

### **Kitchen:**

Abt. 18' 6" x 13' 8" (5.64m x 4.17m) Recently modernised open plan kitchen with a range of base and wall mounted units and work surfaces over. Built-in appliances, including, dish-washer, oven, washing machine, under counter fridge. Hob and extractor fan over. Stainless steel sink & drainer, breakfast bar.

### **Lounge:**

Abt. 18' 6" x 13' 8" (5.64m x 4.17m) Double glazed window/door leading to rear garden, open plan living, wooden flooring, radiator.

### **Bedroom One:**

Abt. 16' 6" x 9' 2" (5.03m x 2.79m) Double glazed window to rear aspect, fitted carpets, radiator.

### **En-suite:**

Fully tiled to walls and floor. Low level WC. Vanity hand wash basin, shower cubicle with bi-fold doors and hand held shower attachment. Heated towel rail.

### **Bedroom Two:**

Abt. 13' 7" x 8' 9" (4.14m x 2.67m) Double glazed window to front aspect, fitted carpets, built-in wardrobe, radiator.

### **Bathroom:**

Double glazed window to front aspect, fully tiled to walls and floor. Low level WC. Vanity hand wash basin, panelled bath with glass screen and hand held shower attachment. Heated towel rail.

### **Outside**

#### **Communal Rear Garden:**

Generous size private garden, mainly laid to lawn, private patio seating area, well maintained flower beds & greenery.

### **Parking:**

Private gated parking.

### **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.



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These particulars are a guide only and do not constitute an offer or a contract. 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, 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. 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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## Ground Floor



For illustration 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.