



Hadrian Way, Baldock, Hertfordshire. SG7 6FR





## 3 Bedroom Apartment

### Offers in Excess of £485,000 Leasehold

A three bedroom first floor apartment forming part of 'The Convent' conversion; one of only ten private apartments set in beautiful landscaped gardens in a gated development approximately half a mile from the wide Georgian High Street of Baldock.

- Three double bedrooms
- First floor apartment
- Stunning conversion
- Underfloor heating
- Luxury kitchen
- Two parking spaces
- 5 year NHBC warranty
- EPC rating D. Council tax band E

## **General Description**

### **Entrance:**

The entrance has beautiful high coved ceilings, wood panelling and dado rail. The oak doors lead to the bedrooms, living room and kitchen. The apartment benefits from underfloor heating throughout.

### **Living Room:**

Abt. 26' 1" x 16' 5" (7.95m x 5.00m) A well-proportioned living room with very high coved ceilings and recessed mood lighting. There are two large picture windows and patio doors onto the landscaped garden. Underfloor heating.

### **Kitchen:**

The kitchen benefits from underfloor heating and a window to the rear overlooking the landscaped garden. There are granite work surfaces with inset Franke sink unit and a tap to provide instant hot water. The fitted appliances include built-in Siemens ovens, hob, extractor, washer dryer, fridge freezer and wine cooler.

### **Bedroom One:**

Abt. 14' 4" x 12' 6" (4.37m x 3.81m) A vast double bedroom with a high coved ceiling and two large windows overlooking the landscaped gardens. Underfloor heating.

### **En-Suite:**

Luxurious bathroom with underfloor heating with shower cubicle, low flush WC and pedestal wash hand basin.

### **Bedroom Two:**

Abt. 14' 4" x 9' 3" (4.37m x 2.82m) Double bedroom with a high coved ceiling and window to rear aspect. Also benefiting from underfloor heating.

### **Bedroom Three:**

Abt. 15' x 7' 8" (4.57m x 2.34m) With a window to rear aspect and underfloor heating.

### **Family Bathroom:**

Stylish bathroom with underfloor heating comprising panelled bath with shower, low flush WC and pedestal wash hand basin.

**Outside**

**Gardens:**

Use of communal gardens.

**Parking:**

Two allocated parking spaces and one further space for visitors.

**Agents Note:**

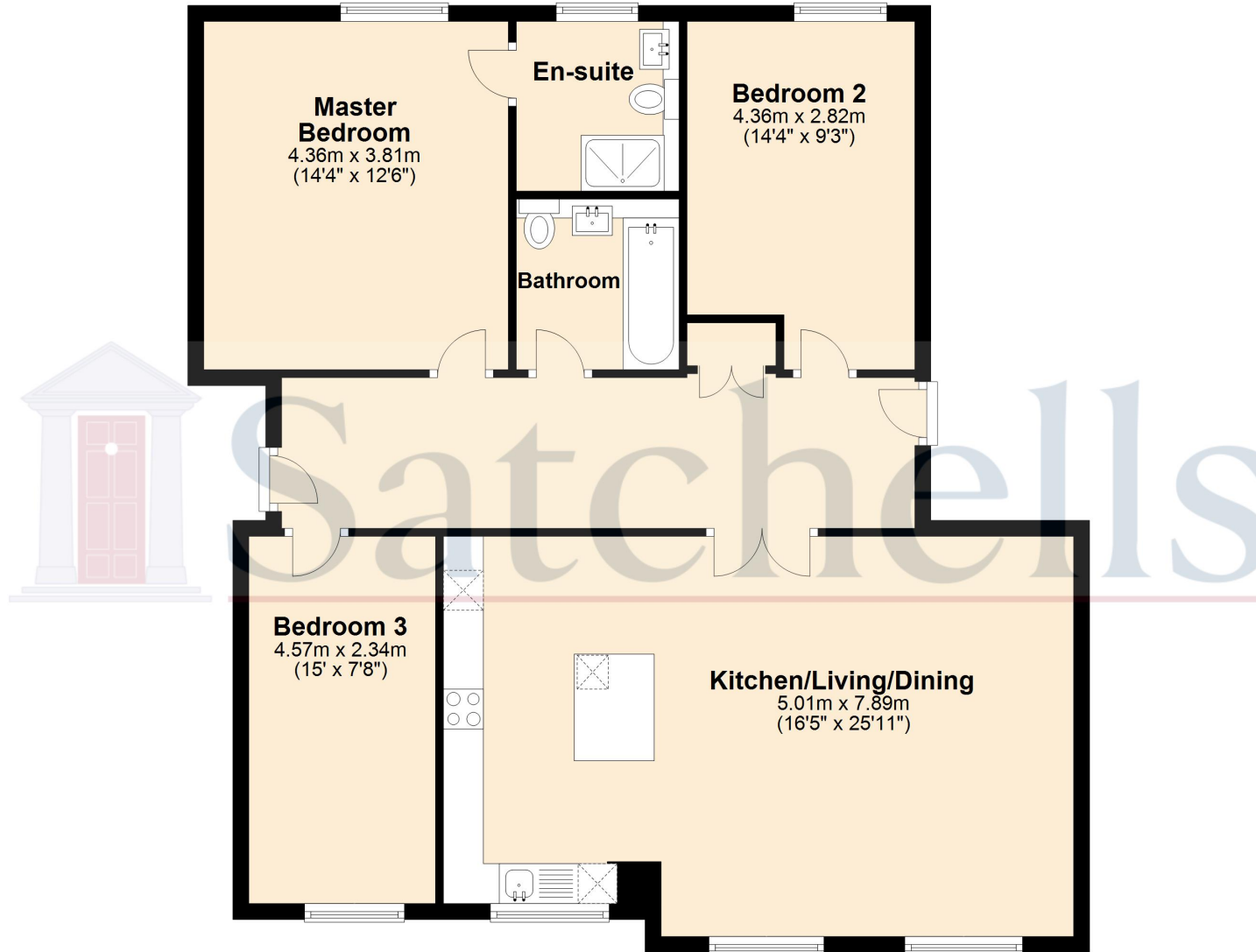
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

## Floor Plan



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.