

# TALISMAN

PROPERTY AGENTS



Apartment 2, Hitchin Street, Baldock, SG7 6AL

Asking Price: £215,000



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
  - Hive thermostat system
  - 10-year structural warranty
  - Contemporary interior design
- Premium 1-bedroom apartment with private front door entrance
- Bespoke 'Indigo Blue' shaker style kitchen with a full range of integrated appliances
- Plush bathroom suite and sun-soaked snug/study with beautiful picture window
  - 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 located on the ground level, sitting in view of the picturesque St Mary's Church, and features its very own formal front door entrance. Be awe-inspired by the luxe open plan living and dining area with 'Indigo Blue' shaker style kitchen, which comprises a complete set of integrated appliances. As a unique addition to the living space, comes the snug / study room, a luminous area featuring a wonderful picture window, and once more, amazing functionality for a variety of uses. The bedroom is sun soaked from natural light which shimmers through the sizeable window, and contains a built-in wardrobe, and there is also a plush three-piece shower room. 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

## Entrance Hall

UPVC door with obscured double-glazed window upon entry, recessed ceiling lights, housed fuse box, entrance matt, parquet style laminate flooring and doors off to:

## Kitchen / Diner / Living

4.20m x 5.79m (13' 9" x 19' 0") A stunning open-plan living space featuring recessed ceiling lights, built in extractor fan, 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 features two radiators and parquet style laminate flooring.

## Snug / Study

A sunlit and uniquely versatile space, proving ideal as a snug, study or other. The room steps up from the open plan living area and features a lovely picture window facing the side aspect, which allows plenty of natural light to enter, plus recessed ceiling lights and parquet style laminate flooring.

## Bedroom

2.67m x 4.20m (8' 9" x 13' 9") Large UPVC double glazed window to front aspect, built in double door wardrobe, radiator and fitted carpet.

## Shower Room

1.46m x 2.50m (4' 9" x 8' 2") 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)

## 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.

## Front

The front of the apartment looks directly onto the magnificent St Mary's Church, and features a patio slabbed walkway which leads to the canopied front door entrance, front garden space established primarily to lawn with elegant shingle surround, and a full enclosure to ball top metal railing. The front of the property also displays a sleek whitewashed appearance with partially cladded sections, which harmonizes with the surrounding historic dwellings and buildings of the town.

## 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



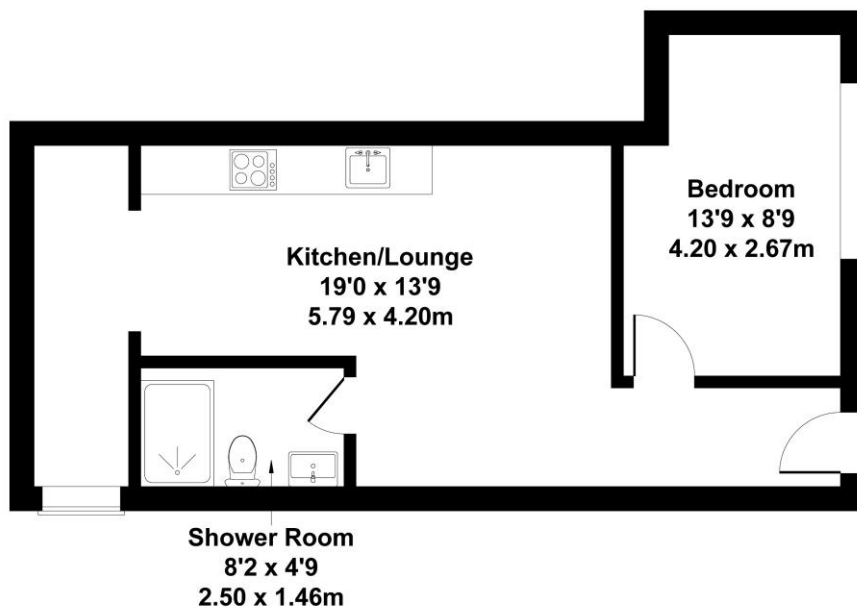






## Flat 2, Hitchin Street, Baldock, SG7 6AL

Approximate Gross Internal Area  
484 sq ft - 45 sq m



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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