



## Whitehorse Street, Baldock, Hertfordshire, SG7

£1,400 pcm

- TWO double bedroom duplex apartment
- Available mid August
- Open plan living space
- Modern fitted kitchen with built in oven & hob, fridge / freezer, washing machine and dishwasher
- Large main bedroom with en-suite
- Modern shower room
- Secure entry video phone system
- Two allocated OFF ROAD PARKING spaces behind electric gates
- 5 minute walk to Baldock MAINLINE STATION







| Beautifully presented TWO bedroom duplex apartment | Fantastic MODERN interior | Open plan living space | MODERN fitted kitchen | Good Size DOUBLE Bedroom | MODERN shower room | TWO Private allocated OFF ROAD PARKING spaces | 5 minute walk to Baldock Train Station | A stones from the bustling MARKET TOWN |

This two DOUBLE bedroom modern apartment has a clean bright finish and sits close to the centre of Baldock town centre and less than half a mile walk (5 mins) from Baldock MAINLINE STATION.

Inside on the first floor a large hallway leads through to a good size open plan living space, there is a MODERN fitted kitchen with built in appliances, a modern shower room and a double bedroom. On the second floor there is a large main bedroom with an en-suite bathroom.

This property ticks so many boxes; situated in a great location in the heart of this HISTORIC North Hertfordshire Town Centre. With independent shops selling a variety of products and produce including an incredible family butchers, pubs, restaurants and cafes on your doorstep. At the top of the high street there is a Tesco EXTRA supermarket open 24 hours.

View ASAP to secure before someone else does.

#### | ADDITIONAL INFORMATION

Available - Mid August

Council tax band - C - £1,863.20 P.A.

EPC Rating - C

Deposit - £1,500.00

Pets: Sorry, no pets allowed

Two Allocated Parking spaces

Secure entry phone system

Open Plan Living Space: Approx 15' 5" x 11' 5" (4.70m x 3.48m)

Bedroom Two: Approx 14' 6" x 9' 3" (4.42m x 2.82m)

Shower Room: Approx 9' 6" x 2' 8" (2.90m x 0.81m)

#### | SECOND FLOOR

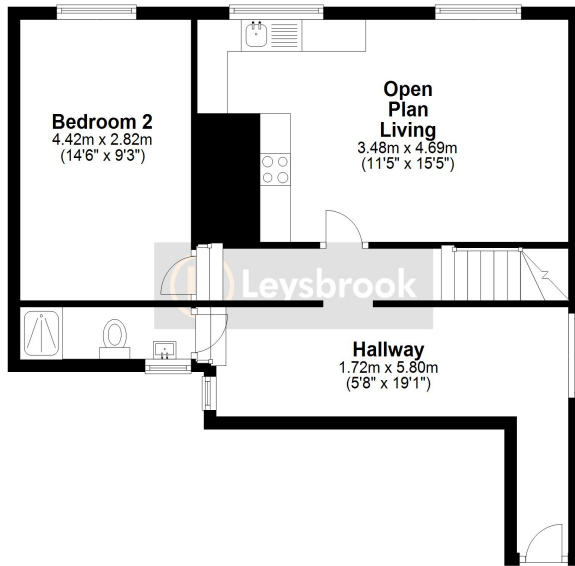
Bedroom One: Approx 19' 2" x 11' 1" (5.84m x 3.38m)

En-suite: 10' 6" x 8' 10" (3.20m x 2.69m)

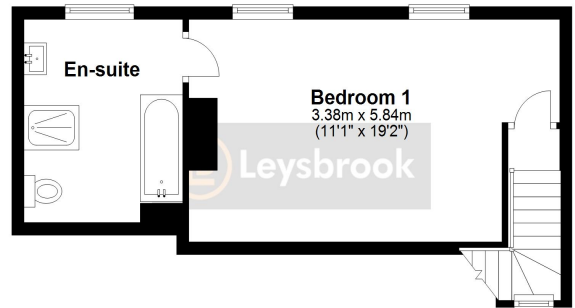
| Unfurnished TWO bed duplex apartment | Approx. 900 sq ft | Open plan living space | Modern fitted Kitchen with integrated appliances | Two good Size DOUBLE Bedrooms main with en-suite | Two private allocated OFF ROAD Parking spaces | 5 minute walk to the train station cont....



**First Floor**  
Approx. 53.7 sq. metres (577.6 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	