



Arbury Place, Baldock, Hertfordshire. SG7 5FE





2 Bedroom Apartment

Offers in Excess of £300,000 Leasehold

Offered to the market on a chain free basis, is possibly one of the best properties in the premier Arbury Development, unique in its positioning on the site, it offers greener views than normal and also is in a part of the build that only has two floors. The property boasts two double bedrooms with an ensuite to the master, a large modern open plan kitchen dining area and a family bathroom, the property also has a Balcony offering some outside space. Outside is allocated parking for one car. The property is offered to the market on a chain free basis.

- Two double bedrooms
- Balcony
- Chain free
- Top floor
- Open plan kitchen/lounge
- Allocated parking
- Fantastic location
- EPC rating B. Council tax band C

Ground Floor:

Entrance:

Entrance via entry phone system leading to first floor.

Open Plan Kitchen/Lounge

Abt: 23' 8" x 12' 7" (7.21m x 3.84m) Two double glazed windows to side aspect and double glazed doors to balcony, range of fitted wall and base units with composite work surfaces, stainless steel sink and drainer unit, plumbing for automatic washing machine and dishwasher, oven, hob and extractor fan, two radiators, hard wood flooring.

Bedroom One:

Abt: 12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to front aspect, radiator, hard wood flooring.

En-Suite:

Low level WC, wash hand basin, walk in shower cubicle, smart mirror, heated towel rail.

Bedroom Two:

12' 2" x 8' 8" (3.71m x 2.64m) Double glazed window to front aspect, radiator, hard wood flooring.

Bathroom:

Abt: 8' 0" x 7' 1" (2.44m x 2.16m) Tiled panelled bath with overhead shower attachment, vanity hand wash basin, low level WC, heated towel rail, tiled flooring.

Outside:

Parking:

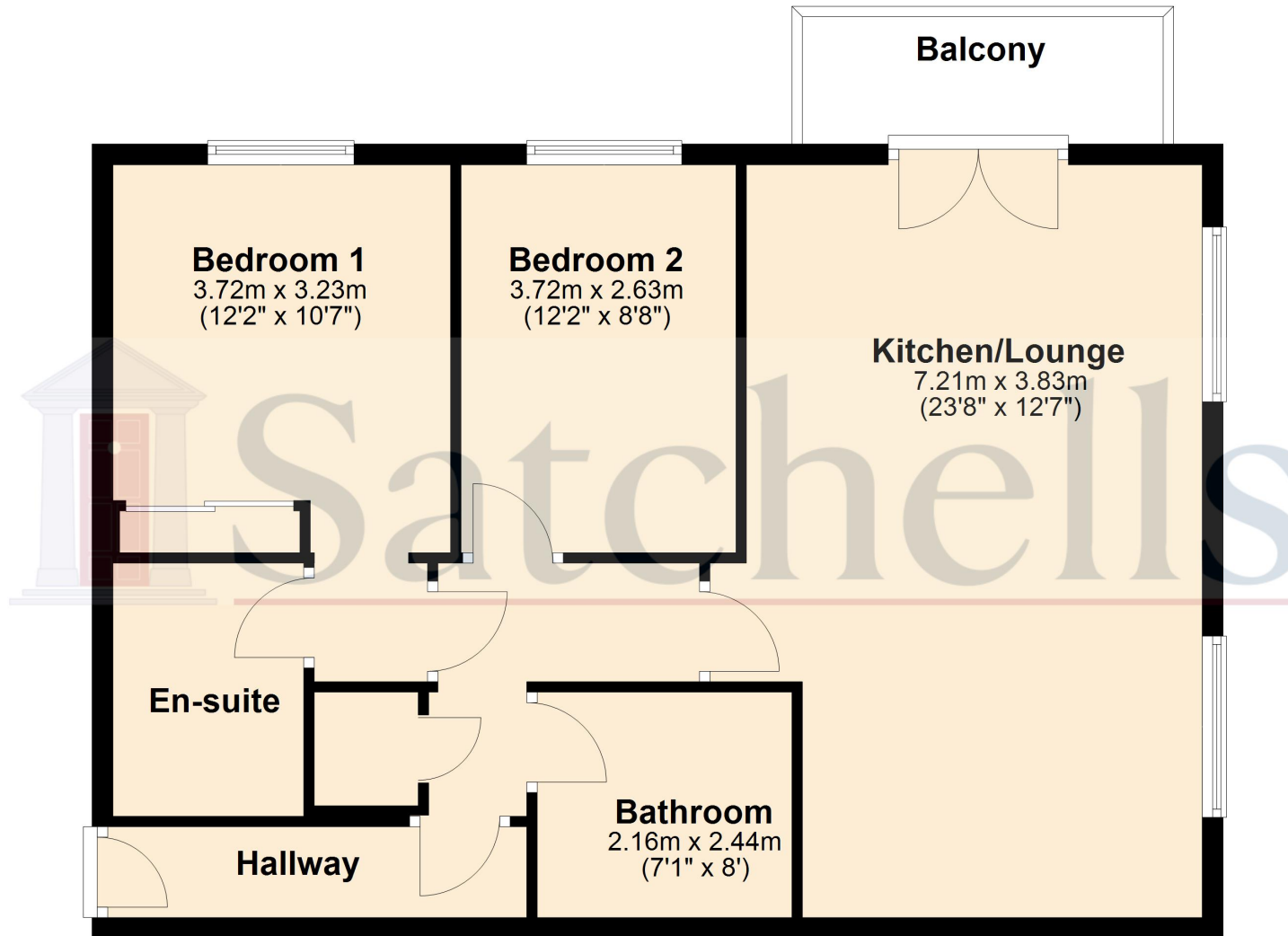
Allocated parking for 1 car, balcony accessed from the lounge.



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.



Ground Floor



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.