



Arbury Place, Baldock, Hertfordshire. SG7 5FE





1 Bedroom Apartment £225,000 Leasehold

Satchells Estate Agents offer to market this beautifully presented ground floor apartment consisting of a 24ft open plan fitted kitchen/living area, double principal bedroom, fitted wardrobes, family bathroom and private parking. Centrally located within strolling distance to the train station and High Street. Chain free. Viewing highly recommended.

- Town centre location
- Private parking
- Immaculate condition
- Chain free
- Ground floor
- Built-in appliances
- Viewings highly recommended
- EPC rating B. Council tax band B



Ground Floor:**Entrance:**

Via communal front door.

Open Plan Lounge/Kitchen:

Abt. 24' 0" x 11' 5" (7.32m x 3.48m)

Lounge: Double glazed door to front aspect. Built-in storage cupboard. Wooden flooring. Radiator.

Kitchen: Range of fitted wall and base units, overhead extractor fan, plumbing for washing machine and dishwasher. Stainless steel sink and drainer. Boiling water tap. Built-in appliances, cooker and fridge/freezer. Wooden flooring. Radiator.

Bedroom:

Abt. 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to front aspect. Fitted wardrobes. Fitted carpets. Radiator.

Bathroom:

Suite comprising low level WC, hand wash basin and panelled bath with overhead shower. Heated towel rail. Tiled flooring.

Outside:**Parking:**

Allocated parking.

Additional Information:**Agents Note:**

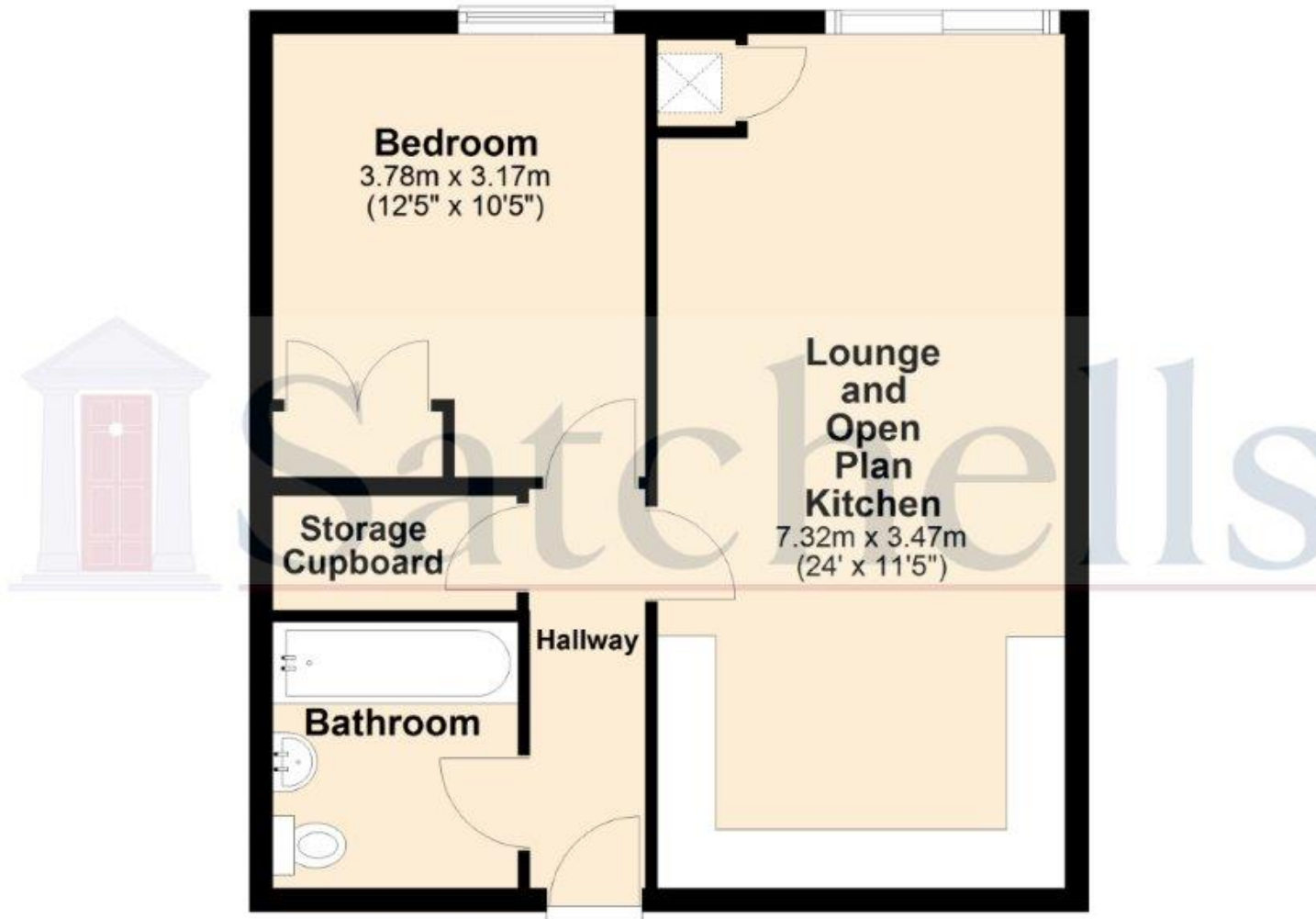
Draft details yet to be approved by the vendor and may be subject to change.



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.



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.