

# TALISMAN

PROPERTY AGENTS



Apartment 8, Hitchin Street, Baldock, SG7 6AL

Asking Price: £315,000

Bedroom x2

Reception x1

Bathroom x1



## Key Features

- Situated in a prime location within the historic town of Baldock, and commanding elevated views of the magnificent St Mary's Church
- Forming as part of an established new home development, comprising 8 luxury apartments
  - Dedicated solar PV system
  - Hikvision security intercom kit
  - Hive thermostat system
  - 10-year structural warranty
  - Contemporary interior design
- Premium second-floor, 2-bedroom apartment with private front door entrance and skyline vistas
  - Bespoke 'Indigo Blue' shaker style kitchen with a full range of integrated appliances
  - 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 2-bedroom apartment that comes complete with a wealth of high tec features, contemporary interior design and bespoke fittings. Located on the second-floor level, commanding amazing skyline vistas of the town and elevated views of the magnificent

St Mary's Church, this apartment is established in a rather exclusive position. A prestigious gated entry welcomes you into the fabulous complex, where ascending the staircase to the second-floor level presents a private front door entrance. Entering the apartment has you instantly stunned with its wide entrance hall and beautiful parquet style laminate flooring, which pours through the space and into the open-plan living area. The living area is bright and airy with its fantastic implementation of dual aspect, twin Velux windows, which allow natural light to flood the space, and the bespoke, 'Indigo Blue' shaker style kitchen comes with a complete range of integrated appliances, providing all the essentials for cooking and utilities. There is also a plush, three-piece bathroom suite, and both bedrooms flaunt a pristine condition whilst presenting elevated views of the church. 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 fusebox, radiator, entrance matting, parquet style laminate flooring and doors off to:

## Kitchen / Diner / Living

5.60m x 5.85m (18' 4" x 19' 2") A stunning open-plan living space featuring recessed ceiling lights, built in extractor fan, twin UPVC double-glazed Velux windows to front and rear aspects, 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 a radiator and parquet style laminate flooring.

## Master Bedroom

3.08m x 3.80m (10' 1" x 12' 6") Relax within a pristine space and witness elevated views of the magnificent St Mary's Church. In summary, the master bedroom comprises UPVC double-glazed Velux window to front aspect, radiator and fitted carpet.

## Bedroom Two

2.86m x 3.08m (9' 5" x 10' 1") Relax within a pristine space and witness elevated views of the magnificent St Mary's Church. In summary, bedroom two comprises UPVC double-glazed Velux window to front aspect, eaves storage cupboard and radiator.

## Bathroom

1.70m x 3.60m (5' 7" x 11' 10") UPVC double-glazed window to rear aspect, recessed ceiling lights, extractor fan, a plush three-piece suite comprising panel bathtub with shower over, 'Dove grey' vanity hand wash basin, WC, tiling to splashback areas, chrome towel radiator and tiled flooring.

(Externally)

## Front

Situated on the second-floor level via ascension of the staircase, the entrance to the property wows with fantastic skyline views of the town, and also overlooks the communal garden.

## 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.

## Agent's Notes

- Dedicated solar PV system included
  - Hikvision intercom kit 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: C (73)
- For other enquiries in relation to parking for the apartments, please contact the estate agent
  - All apartments feature a continuous and adjustable mechanical ventilation system
  - Service Charge: £1181.25 PA













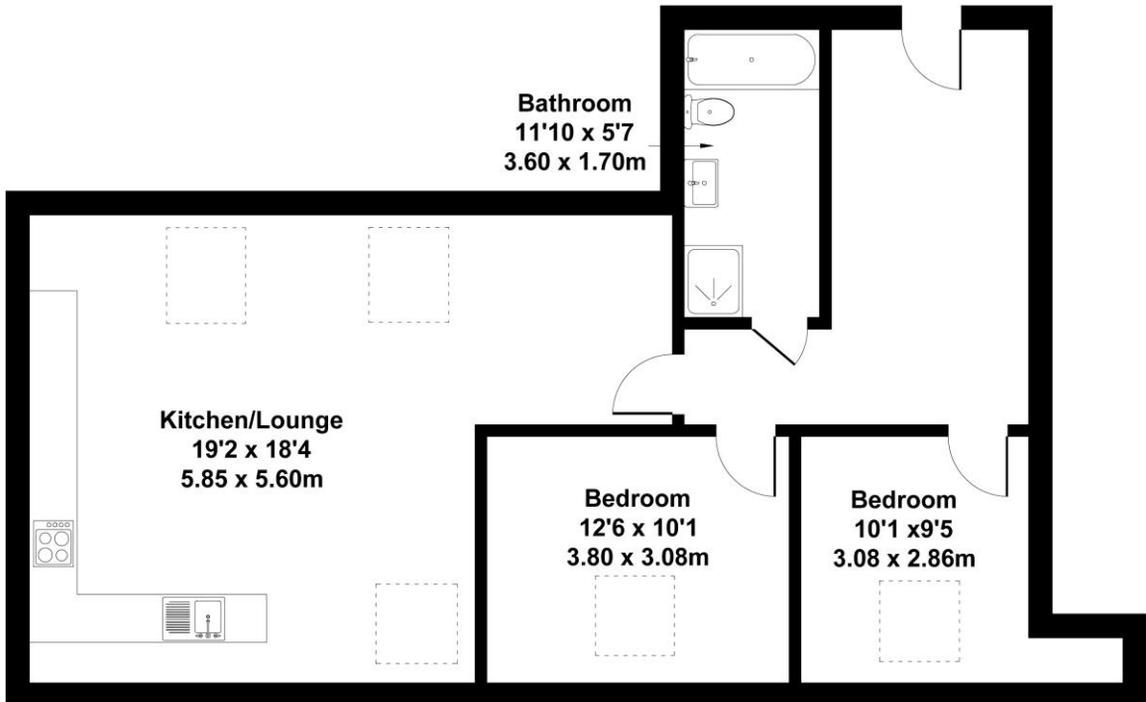
## Location

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.

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# Flat 8, Hitchin Street, Baldock, SG7 6AL

Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2025  
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To arrange a viewing, please contact Talisman Property Agents

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