



Pepper Court, Baldock, Hertfordshire. SG7 6BH

| Satchells





## 1 Bedroom

### £190,000 Leasehold

This beautiful first floor apartment is located within the heart of Baldock town centre and is only a short walk from the mainline station. This property offers superb living throughout with a modern fitted kitchen with appliances including a dishwasher, spacious living room, double bedroom and a three piece bathroom suite. The property also benefits from a large balcony to the rear of the property and an allocated parking space.

- ONE double bedroom
- First floor apartment
- Modern fitted kitchen
- Spacious living room with balcony
- Located within Baldock town centre
- Walking distance from mainline station
- Allocated parking
- EPC rating E. Council tax band B

**Ground Floor:****Entrance Hall:**

Front door into entrance hall, stairs to all floors.

**First Floor:****Entrance:**

Front door leading to hallway with access to all rooms and storage cupboard.

**Lounge:**

Abt: 11' 6" x 14' 11" (3.51m x 4.55m) Good sized bright and airy lounge with access to balcony. Wood effect flooring. Electric heater to wall. Up lights to walls.

**Kitchen:**

Abt 6' 3" x 9' 9" (1.91m x 2.97m) Range of white base and wall units. Large sash style window with sink and drainer under. Fitted oven and hob with extractor over. Integrated microwave. Black worktops and tiled flooring.

**Bathroom:**

White three piece suite. Bath with glass shower screen. Window above. Toilet and hand Basin. Heated towel rail to wall. White tiled flooring.

**Bedroom:**

Abt: 9' 7" x 16' 7" (2.92m x 5.05m) Double bedroom with double aspect sash style windows. Electric heater to wall. Beige carpet to flooring.

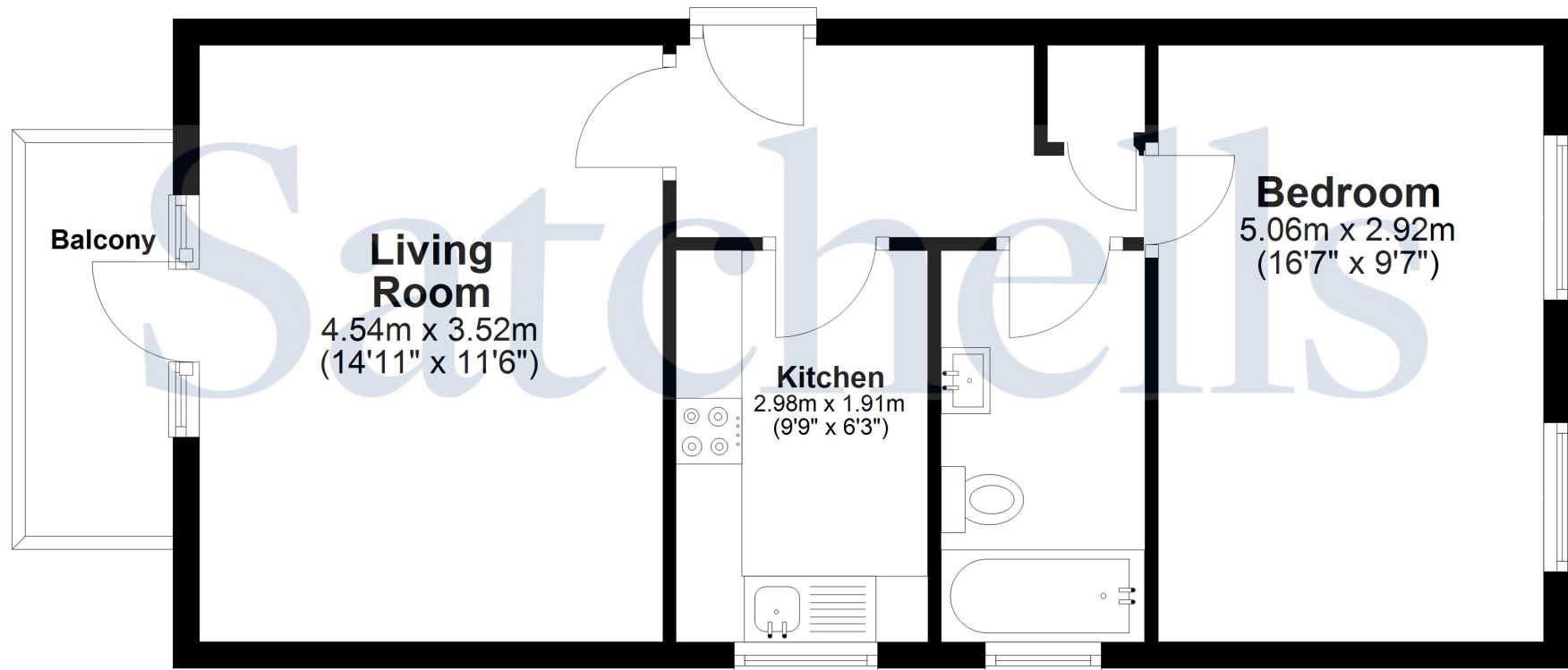
**Additional Information****Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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.

# Satchells

## First 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.