



Flat 18 Astonia House, High Street, Baldock, Hertfordshire. SG7 6BP

Satchells



## 1 Bedroom Apartment

£950 pcm

### Additional charges may apply

A well presented one bedroom apartment situated in the town centre of Baldock. Offering spacious open plan living in the kitchen/living area, sizeable double bedroom and modern three-piece bathroom suite. With off-road parking to the rear of the building and walking distance from mainline train station, this property is not to be missed!

- One double bedroom apartment
- Second floor apartment
- Open plan kitchen/living area
- Three piece bathroom suite
- Off road parking
- Walking distance to local amenities and train station
- Well presented throughout
- No pets allowed
- Available Early April!
- EPC rating D. Council tax band B



This well-presented, second floor, one bedroom apartment offers excellent town centre living. This property boasts a bright & spacious open plan kitchen/living area, sizeable double bedroom along with a modern three-piece bathroom suite. Off-road parking is available to the rear of the property. Placed perfectly in the historic Baldock town centre above Baldock Surgery, you will find yourself just a stone's throw away from the local superstore. You will also find you are within walking distance from a plethora of pubs, coffee shops, restaurants and shops as well as the local train station offering easy access to London, Cambridge and as far as Brighton. Easy road links are also near by being a short drive from the A505 and A1. Available Early April! View NOW to avoid disappointment!

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £218.63. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £874.52 For more information please contact the office.

**Material Information:**

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: Good

Council Tax band: Band B

Council Tax payable: £149.24 per month  
approximately

Ground rent: N/A

Service charge: N/A

For further material information please contact the  
office marketing this property.

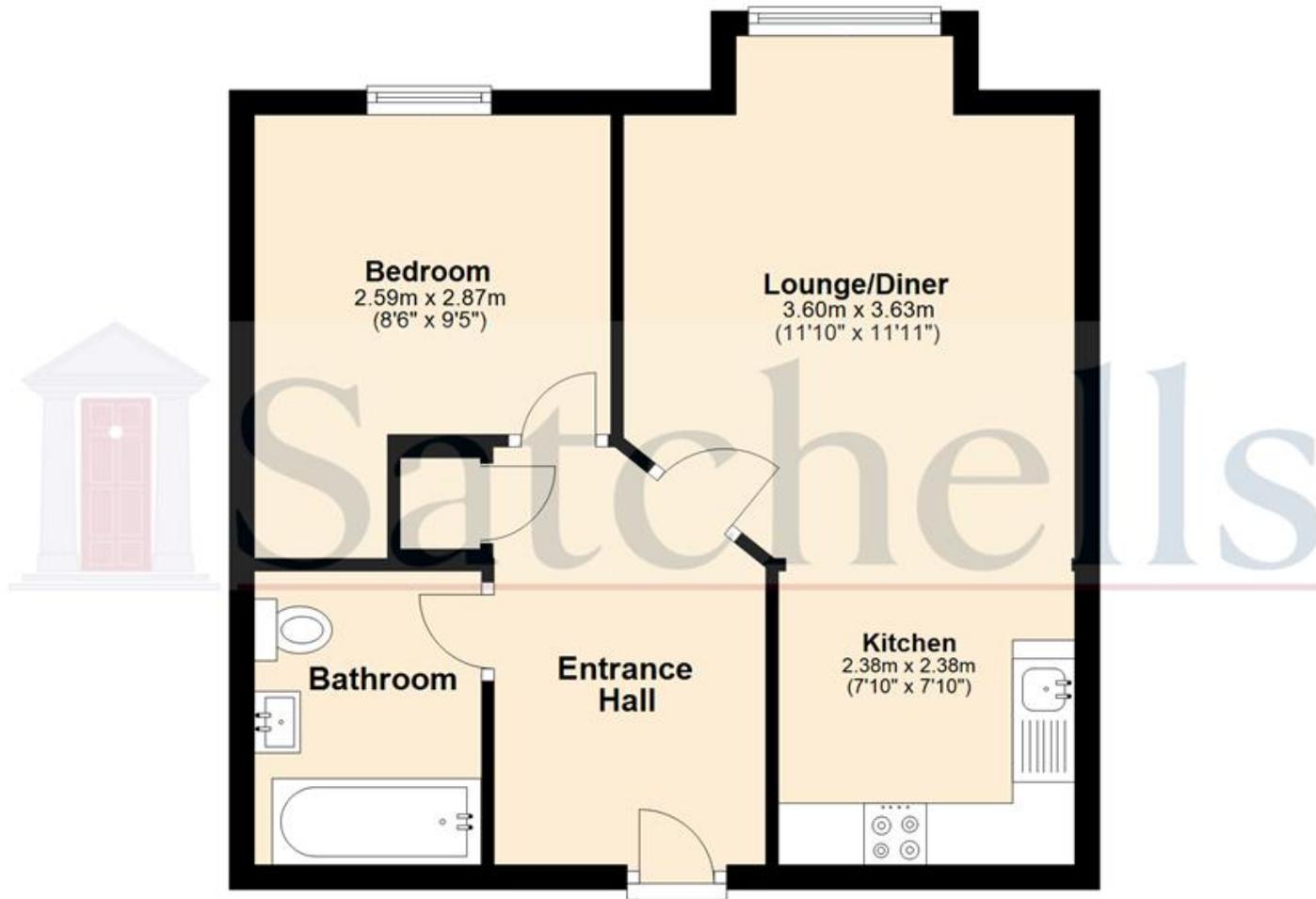




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, 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, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. 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

## Second 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.