



34, Arbury Place

Baldock,
Hertfordshire, SG7 5FE
Leasehold £110,000

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Country properties are delighted to offer to the market this fantastic 1 bedroom top floor apartment on a 50% shared ownership basis. Located in Arbury Place, Baldock, this modern flat offers spacious accommodation, high specification fixtures & fittings and a central location within very short walking distance to all transport links, schools and town centre amenities. Offered to the market chain free, this is an excellent opportunity for a first time buyer looking to secure their first home!

- Beautifully presented modern top floor apartment
- Large double bedroom with built in wardrobes
- Very close to train station and High Street
- EPC Band B
- Council Tax Band B
- Allocated Parking
- Spacious open plan living area
- Chain Free!

Accommodation

Entrance

Communal door with telephone entry system leading to communal hall and stair well, stairs up to 3rd floor.

Entrance Hallway

Radiator, coat/shoe storage cupboard, doors to:

Lounge/Kitchen/Diner

21' 4" x 13' 8" (6.50m x 4.17m)

Dual aspect sash window to the rear and side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill, with gas hob and extractor over, fridge/freezer, washing machine.

Bedroom

10' 9" x 11' 1" (3.28m x 3.38m)

Radiator, sash window to the rear aspect, built in wardrobes.



Bathroom

6' 5" x 7' 7" (1.96m x 2.31m)

WC, heated towel rail, wash hand basin, bath with shower over and screen.

Lease Details

Term: 125 Years From 26
January 2018 – 118 years
remaining

Service Charge & Ground rent
: Approx £1500 PCM
Rental on 50% Share £423 PM

Remaining 50% share retained
by Settle Housing Association.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	83	83
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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