

Arbury Place
Ballock,
Hertfordshire, SG7 5FE
£245,000



country
properties

Situated in the heart of Baldock within the sought-after Arbury Place development, this stylish modern apartment offers well-proportioned accommodation, high-quality fixtures and fittings, and an exceptionally convenient central location. Just a short walk from the mainline train station, local schools, and the town centre, the property is ideally suited to first-time buyers, commuters, or investors alike.

Accessed via a secure communal entrance with telephone entry system, the apartment is reached through a shared hallway serving only two properties, providing a greater sense of privacy. The private entrance hallway offers a radiator and a useful coat and shoe storage cupboard, with doors leading to all rooms.

The open-plan lounge, kitchen, and dining area is a bright and versatile space, enhanced by dual-aspect sash windows to the front and side that allow natural light to flood the room. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven and grill with gas hob and extractor, along with space for a fridge/freezer and washing machine ideal for both everyday living and entertaining.

The bedroom is a comfortable double, featuring a sash window to the front aspect, built-in wardrobes, and a radiator. The bathroom is finished to a high standard and comprises a modern white suite including a bath with shower over and glass screen, WC, wash hand basin, heated towel rail, and stylish built-in cabinetry.

Externally, the property further benefits from an allocated parking space conveniently positioned directly below the apartment.

Offered with a long lease of 125 years from January 2018, this well-presented apartment represents an excellent opportunity to secure a centrally located home in Baldock. Early viewing is highly recommended.

Agent's Notes

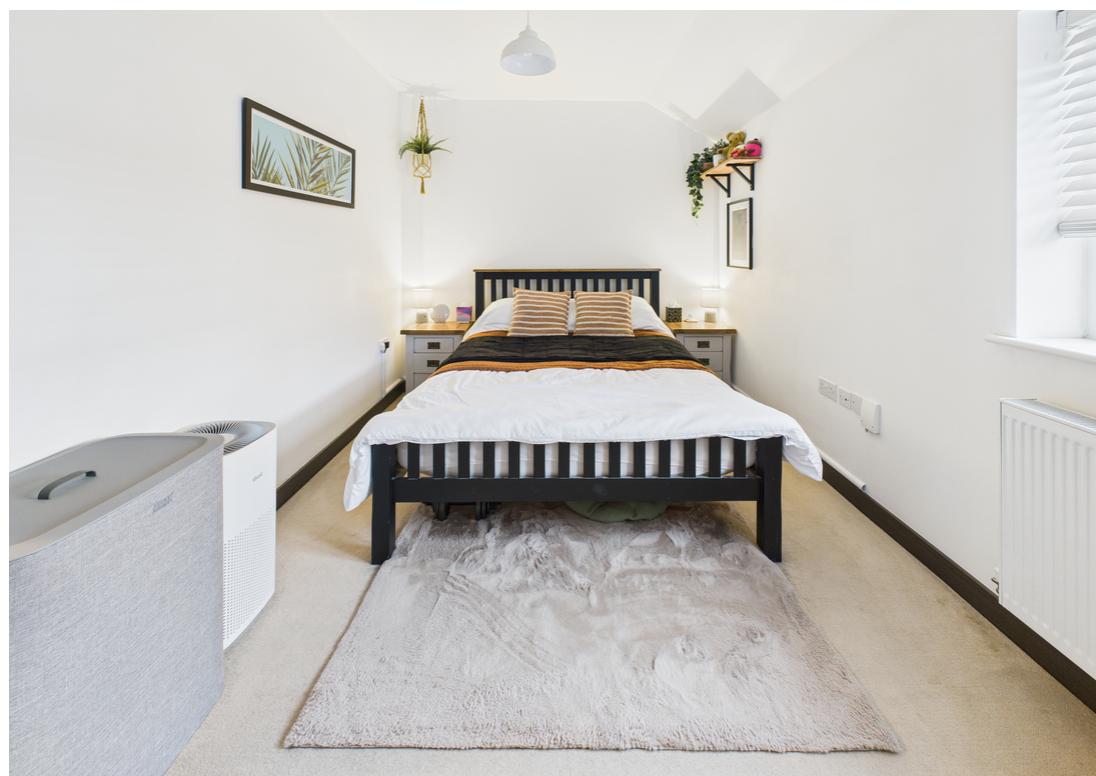
Ground Rent Review Period – Every 10 yrs from start of lease

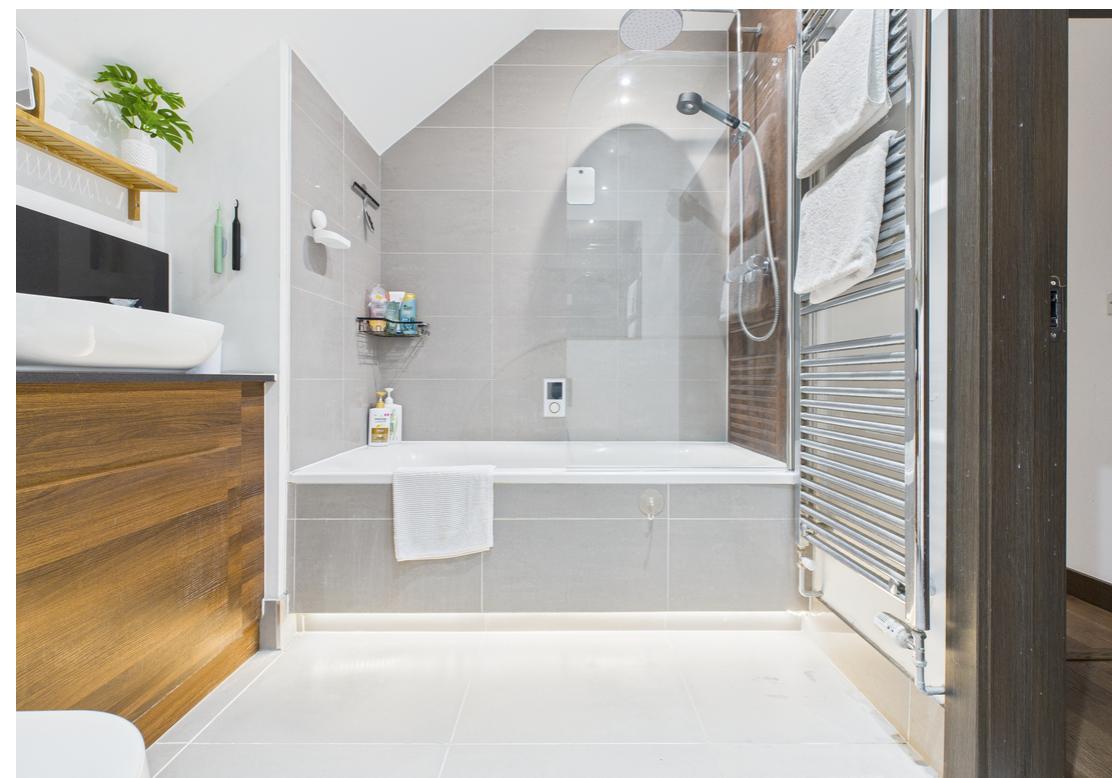
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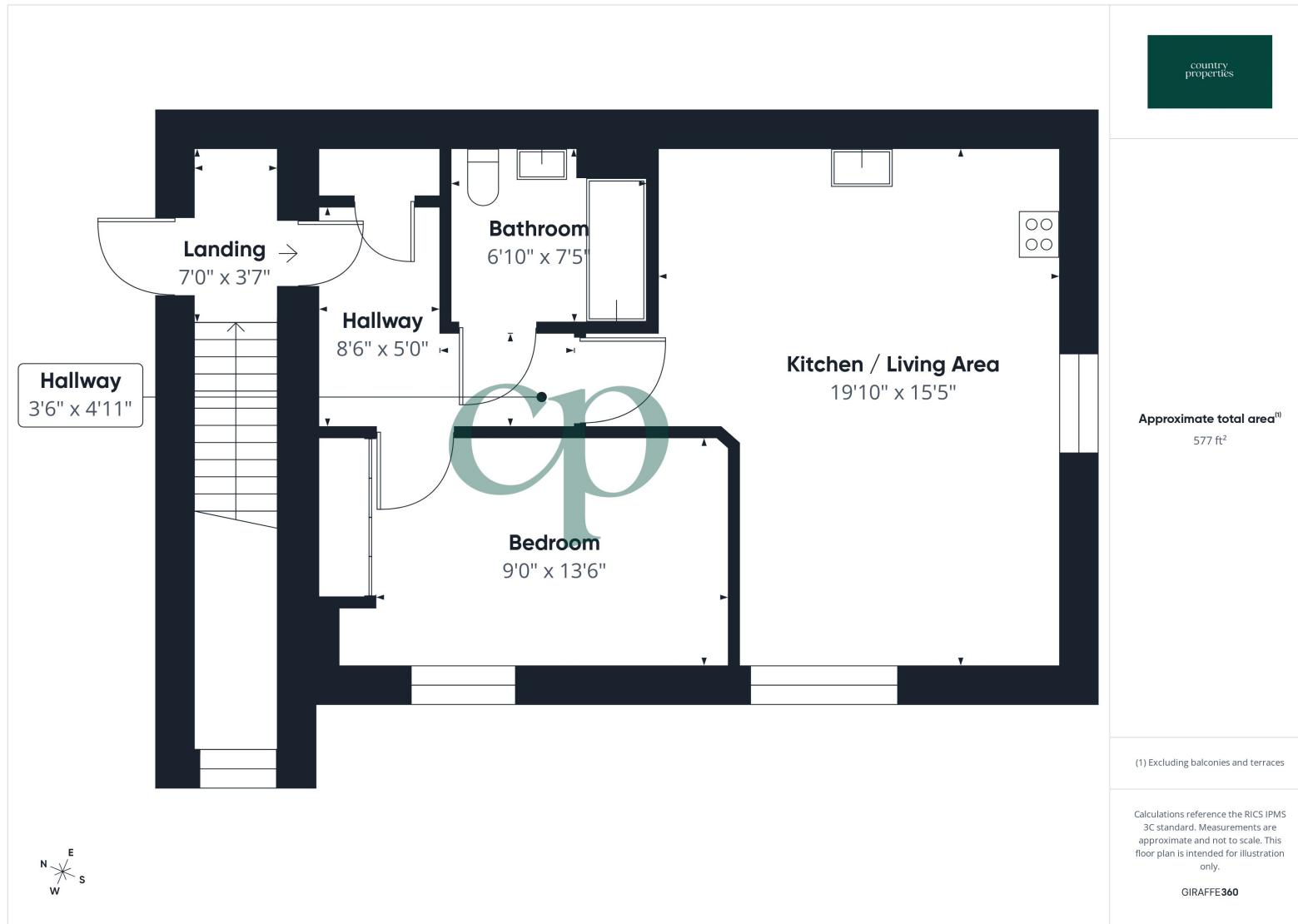
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

- 1 Bedroom – 1 Bathroom – Open plan Kitchen / Diner / Living room
- Ultra modern and finished to a high specification
- Council Tax Band B – EPC Rating B – Leasehold
- Fantastic location in close proximity to Train Station and the High Street
- 117 years remaining on the lease – Ground rent £300 PA – Service charge £750 PA









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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