



Sanvignes Court, Baldock, Hertfordshire, SG7

£1,250 pcm Leasehold

- Available mid March
- First Floor Apartment
- Security entry system
- GREAT size OPEN PLAN living space
- MODERN fitted kitchen / diner with cooker, integrated fridge / freezer, dishwasher and washing machine
- Two DOUBLE bedrooms
- Private Allocated OFF ROAD PARKING in secure gated courtyard
- Great location - LESS THAN half a MILE (4 min walk) to the STATION
- TWO bathrooms - Contemporary En-Suite shower room and bathroom





GREAT SIZE modern first floor apartment | Approx 652 sq ft | Large OPEN PLAN Kitchen / Living Space | TWO Good Size DOUBLE Bedrooms | TWO bathrooms | Private OFF ROAD Parking | Ample storage space | Walking Distance from Historic Market Town centre with specialist shops, coffee shops, pubs and restaurants | Less than half a MILE from BALDOCK TRAIN Station | Fantastic MODERN interior|

This first-floor apartment really does have the usual clean bright finish you would expect from a property of this age. The main living space has wooden flooring and is open plan to a modern fitted kitchen with integrated appliances. The hallway is spacious and there is a storage cupboard providing ample storage space and the main bedroom also has a built-in wardrobe.

The main bedroom has an En-suite shower room and the second bedroom is also a double. A clean modern THREE piece bathroom suite ticks the final box internally.

| ADDITIONAL INFORMATION

Availability - this property is available from mid March

Unfurnished

EPC rating: C

Council Tax Band: C

Allocated parking space - secure electric gated parking

| FIRST FLOOR

Open plan living space: Approx 21' 3" x 13' 7" (6.48m x 4.14m)

Bedroom One: Approx 12' 5" x 9' 10" (3.78m x 3.00m)

En-suite: Approx 7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom Two: Approx 10' 7" x 9' 9" (3.23m x 2.97m)

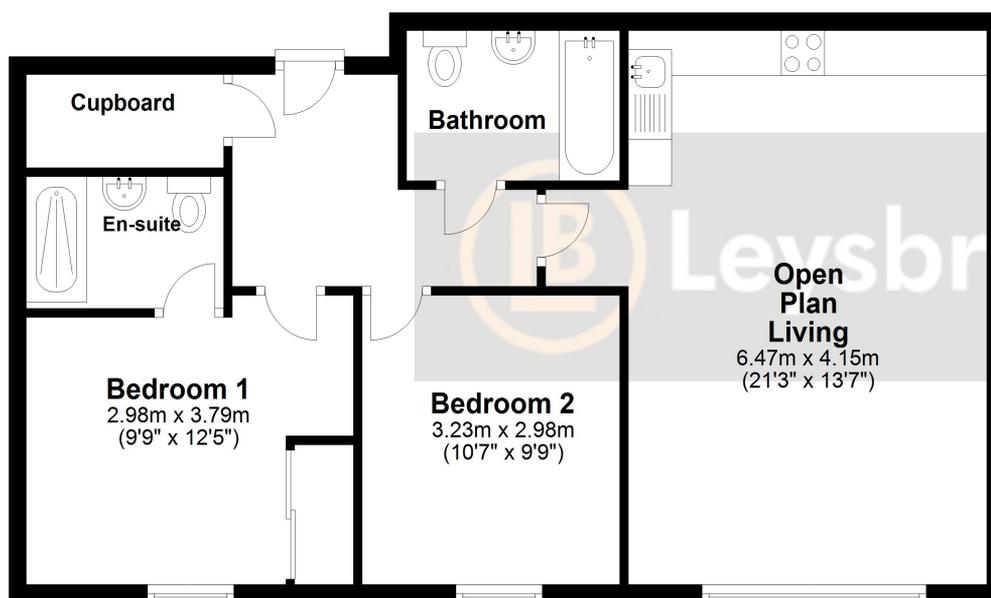
Bathroom: Approx 7' 8" x 5' 6" (2.34m x 1.68m)

GREAT SIZE modern First Floor apartment | Approx 652 sq ft | Large OPEN PLAN Kitchen / Living Space | TWO Good Size DOUBLE Bedrooms | TWO bathrooms | Private OFF ROAD Parking | Ample storage space | contd....



First Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	85
(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	