

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hopewell Road

Baldock, SG7 5AA

£800 Per Calendar Month



Hunters are pleased to offer this unfurnished, spacious studio apartment in an ideal location. The property comprises a lounge/bedroom with fitted shelving and wardrobe, a kitchen with appliances, a shower room, and electric heating. Externally, the property benefits from off-road parking and communal gardens.

Available Now. EPC Rating D. Council Tax Band A. Deposit £923.07.



# Energy Performance Certificate

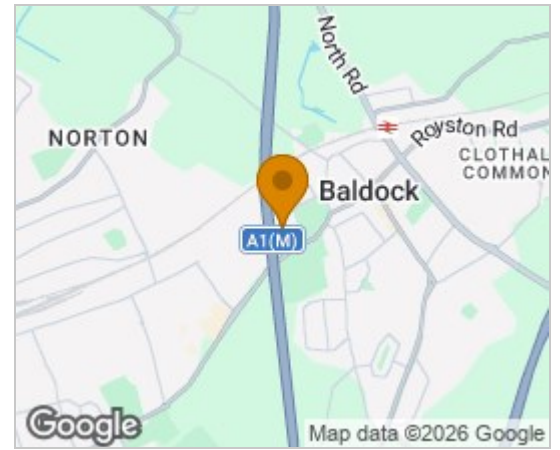
## Bedroom

Lounge (Reception) 13'10" x 14'5" (4.22 x 4.39)  
Lounge/Bedroom. New Carpets. uPVC window to side, Arch leading to Kitchen.

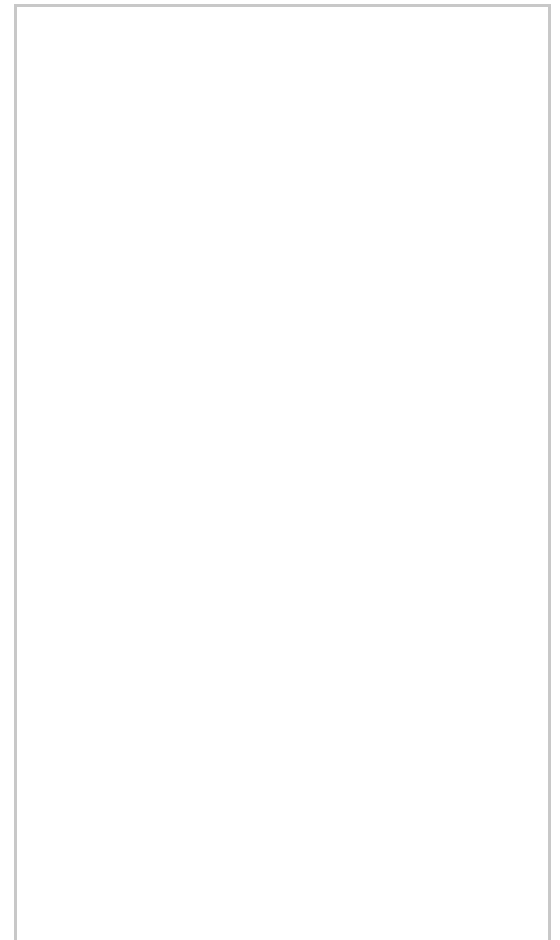
Kitchen 10'0" x 7'2" (3.05 x 2.18)  
Kitchen with new vinyl flooring, uPVC window to rear and side, Wall and base units, Appliances include Washing Machine, New Cooker and Fridge/Freezer.

Bathroom 4'10" x 6'5" (1.47 x 1.96)  
Shower room with shower only, WC and Hand Basin, uPVC window to side, New vinyl flooring. Two storage cupboards.

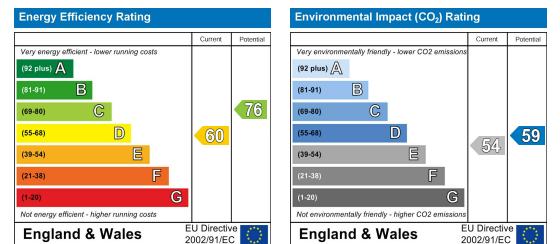
# Area Map



# Floor Plans



# Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.