

# HUNTERS®

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## Mallard Court

Baldock, SG7 5DA

£1,300 Per Calendar Month



Beautifully Presented Part Furnished Large Two Bedroom Ground Floor Apartment with Outside Space adjacent to the train station. Available 28th February 2026.



## LOBBY

Entrance door. Security entry intercom. Radiator. Consumer unit. Glazed door to:

## LOUNGE 14'0" x 11'0" (4.27 x 3.35)

Patio doors to paved area with seating. Laminate flooring. Table + Chairs. Corner sofa. TV unit. Ceiling spotlights. Radiator. TV point.

## KITCHEN 10'5" x 5'10" (3.18 x 1.78)

Wall mounted and base white high gloss units with soft closing drawers and work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap. Built-in "Neff" double oven with gas hob and extractor fan over. Complimentary under cupboard lighting. Stainless steel splash back. Built-in appliances to include fridge freezer, washing machine and dishwasher. Concealed wall mounted annually serviced boiler. Tiled floor. Inset ceiling spotlights. Window to side aspect.

## BEDROOM ONE 12'0" x 9'9" (3.66 x 2.97)

Window to side aspect. Radiator. Built-in mirrored wardrobe with sliding doors.

## ENSUITE BATHROOM

Suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and high gloss cupboard under and fully tiled shower cubicle with 'Sunflower' shower head. Heated towel rail. Half tiled surrounds. Inset ceiling spotlights. Extractor fan. Wall mounted shaver light. Tiled floor.

## BEDROOM TWO 10'11" x 10'7" (3.33 x 3.23)

Patio doors to Seating Area. Built-in mirrored wardrobe with sliding doors. Radiator.

## MAIN BATHROOM 8'3" x 6'5" (2.51 x 1.96)

Spacious and fully tiled to the bath area. Enclosed panelled bath. Mixer tap. Hand held shower attachment over. Vanity wash hand basin with Counter top and cupboards under. Heated towel rail.

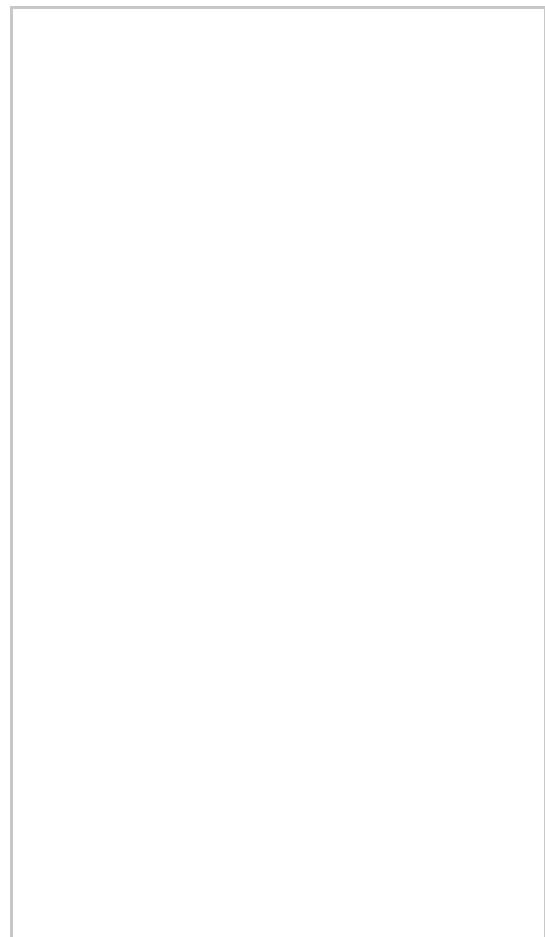
## OUTSIDE

Well kept Communal gardens. Allocated parking. Walking distance to the train station.

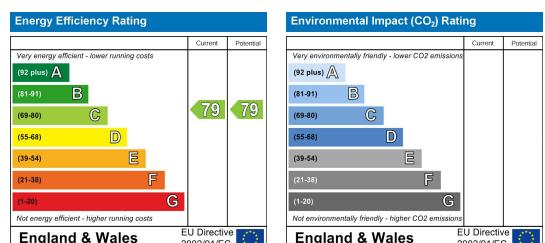
## Area Map



## 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.

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