

HUNTERS[®]

HERE TO GET *you* THERE



23 High Street

Baldock, SG7 6BE

£1,450 Per Calendar Month



Located on the High Street of Baldock is the development of seven individual architect designed apartments with bespoke interiors situated over the library. Formerly architect offices, Wattsdown Ltd have created seven amazing Apartments in the block over two floors. The block has a communal High Street entrance with lift and stairs to all floors, allocated parking for 1 car per flat to the gated rear, and secure remote telephone CCTV entry system. Everything about these Apartments have been done to a High Specification, all the latest Technology has been wired in including connections for Sky Q, BT and Virgin which are all installed for tenant selection. USB ports and aeriels have been fitted to all principal rooms.

Apartment 4 is set back and located to the rear of the building, its spacious accommodation is approximately 873sqft. This apartment has large sash windows which makes the apartment extremely bright and airy. The layout comprises large front doors which lead you into the large open plan lounge and kitchen with breakfast bar. Engineered Timber flooring has been laid in most area, which compliments the rooms. The Wren kitchens have been tastefully chosen and comes with integrated appliances. Two Bedrooms, Master with en-suite, both bedrooms are doubles and have been tastefully finished with all the modern technology. The En-suite and master bathroom have been finished to a high Standard and well equipped.

Situated in the High Street of the historic market town of Baldock with characterful old buildings, a selection of good restaurants and fine hosteleries and local shops, and around a 10 minute walk to the mainline train station on the Cambridge to Kings Cross line. With the A1(M) also only a mile and a half way, the property is ideal for those looking for commuter links



Hallway
Front door leading to open plan living area. One large storage cupboard. Heat Exchanger, Water Softener, Data Cabinet, plumbing for washing machine. Electric points. Solid Oak doors. Steps leading to:-

Open Plan Living, Lounge and Kitchen / Breakfast 20'0" x 20'4" (6.10 x 6.20)
20' 0" x 20' 4" (6.10m x 6.20m) - Large open plan with Engineered timber flooring throughout. Three De'Longhi radiators. Spot lights and satin steel fittings including built in Sky, Virgin and BT, with radio and data sockets. New Kitchen with Wren handleless white gloss wall and base units and quartz worktop/breakfast bar. Appliances include Double Oven and induction hob, over head extractor. Integrated Fridge/Freezer and Dishwasher. Sink with mono tap and filter tap. Under unit lights. All fittings are to a very high specification

Hallway.
Hallyway from Lounge through to Bedrooms and Bathroom.

Main Bathroom 5'5" x 7'5" (1.65 x 2.26)
Approx 5' 5" x 7' 5" (1.65m x 2.26m) White Bathroom suite with wall and floor tiles throughout. Bath with sliding shower, W/C and sink with vanity unit. Heated and illuminated sensor mirror with integrated shaver/toothbrush socket. Dual fuel heated towel rail. All Ideal Standard bathroom fittings have been installed to a high specification and tastefully done.

Master Bedroom 11'0" x 14'2" (3.35 x 4.32)
Approx 11' 0" x 14' 2" (3.35m x 4.32m) Double Bedroom with walk in wardrobe. Neutral Walls throughout. Two windows to rear. New Carpet and blinds. Spot lights and satin steel fittings. Heated radiator.

Ensuite 4'5" x 8'2" (1.35 x 2.49)
Approx 4' 5" x 8' 2" (1.35m x 2.49m) Frosted glass sliding door leading to en-suite. Modern wall and floor tiles throughout. Shower cubicle with rain shower, W/C and Sink with vanity unit. Heated and senor light mirror. Dual fuel heated towel rail.

Bedroom Two 10'3" x 12'4" (3.12 x 3.76)
Approx 10' 3" x 12' 4" (3.12m x 3.76m) Double bedroom with curved step leading down from inner hallway to bedroom. Solid oak door. One heating radiator. New Carpet and blinds. Spot lights and all satin steel fittings.

Outside

Parking with direct rear access to foyer.
Allocated Parking for One Vehicle in gated private shared car park. Further resident parking / permits can be arranged via North Herts District Council at a cost to the tenant.

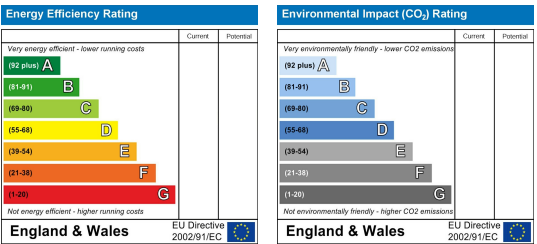
Area Map



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.