

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 23 High Street

Baldock, SG7 6BE

£1,450 Per Calendar Month



Hunters are pleased to offer a large spacious two bedroom apartment on the High Street of Baldock. A development of seven individual architect designed apartments with bespoke interiors situated over the library. Formerly architect offices, Wattsdown Ltd 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.

Apartment 7 is set back and located to the rear of the building, its spacious accommodation is approximately 861sqft. This apartment has large sash windows which makes the apartment extremely bright and airy. The layout comprises large front door which lead you to the large open plan lounge and kitchen with breakfast bar. Engineered Timber flooring has been laid in this area, which compliments the room. The Wren kitchen has been tastefully chosen and comes with integrated appliances. Two carpeted Bedrooms, Master with en-suite and walk in wardrobe, 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. ;

VIEW AS SOON AS POSSIBLE TO AVOID DISAPPOINTMENT.



Hallway  
Front door leading to open plan living area. A large utility cupboard containing;- Heat Interface unit drawing from the community hot water supplied and charged by the Landlord. Water Softener, Data Cabinet with patch panel. Plumbing for washing machine. Electric points. Solid Oak faced doors. Step down to:-

Open Plan Living, Lounge and Kitchen / Breakfast 20'2" x 20'4" (6.15 x 6.20)  
Approx 20' 2" x 20' 4" (6.15m x 6.20m) Large open plan with engineered timber flooring throughout. Three De'Longhi radiators. Two sash windows to side. Spot lights and satin steel fittings including built in Sky, Virgin and BT, with TV, radio and data sockets. Kitchen with Wren handle less 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.  
Hallway from Lounge through to Bedrooms and Bathroom. Solid Oak faced doors.

Main Bathroom 5'5" x 7'8" (1.65 x 2.34)  
Approx 5' 5" x 7' 8" (1.65m x 2.34m) Sliding door through to White Bathroom suite with wall and floor tiles throughout. Bath with 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 9'8" x 14'5" (2.95 x 4.39)  
Approx 9' 8" x 14' 5" (2.95m x 4.39m) Double Bedroom. Neutral Walls throughout. Window to side. Carpet and blinds. Spot lights and satin steel fittings. Heated radiator.

En-suite  
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 sensor light mirror. Dual fuel heated towel rail.

Bedroom Two 10'2" x 12'0" (3.10 x 3.66)  
Approx 10' 2" x 12' 0" (3.10m x 3.66m) Double bedroom leading from inner hallway to bedroom. Solid oak faced door. Sash window to side. One heating radiator. Carpet and blinds. Spot lights and all satin steel fittings

Parking with direct rear access to foyer  
Allocated Parking for One Vehicle in gated CCTV covered private shared car park. Further resident parking / permits could possibly be arranged with North Herts District Council.

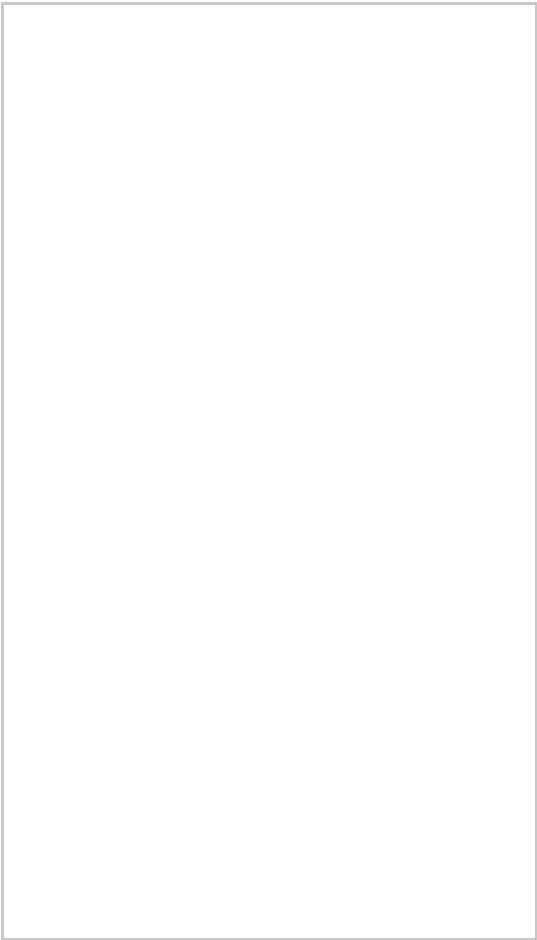
Roof Terrace  
All Tenants have complementary use of a large roof terrace accessed via an attractive wood/glass staircase and electrical operated roof light.

Additional Information  
The Apartments are served by a communal gas fired central hot water and heating system charged on a metered basis.

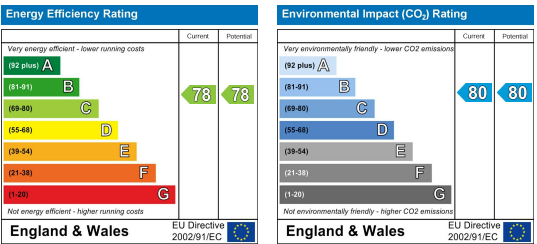
Area Map



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.