

# HUNTERS®

HERE TO GET *you* THERE



## The Twitchell

Baldock, SG7 6DW

£1,250 Per Calendar Month



Hunters are pleased to welcome to market this large second floor apartment, located 2 minutes from the High Street and within close proximity to the Train Station. Internally the property offers modern kitchen with appliances, lounge, two double bedrooms and a four piece bathroom suite. Available NOW. EPC Rating C. Council Tax Band B. Deposit Amount = £1442.00



LOUNGE 22'10" x 10'5" (6.96 x 3.17)  
Large bright lounge with uPVC windows to front aspect.  
Carpeted. Radiator. Door through to inner hallway and door to:-

KITCHEN 8'8" x 8'5" (2.64 x 2.57)  
Range of high gloss white wall and base units comprising cupboards and drawers with walnut effect butcher block worktops. Under unit separate New fridge and New freezer. New Washing Machine. Freestanding oven. Wall mounted gas boiler. Inset lighting. uPVC window to rear.

INNER HALLWAY  
With doors to bedrooms and bathroom. Large walk in storage cupboard. A further storage cupboard with shelving. Loft hatch.

BEDROOM ONE 14'5" x 8'6" (4.39 x 2.59)  
Double bedroom with built in wardrobes. Radiator. uPVC window to front aspect.

BEDROOM TWO 14'7" x 8'5" (4.45 x 2.57)  
Double bedroom with built in wardrobes. Radiator. uPVC window to front aspect.

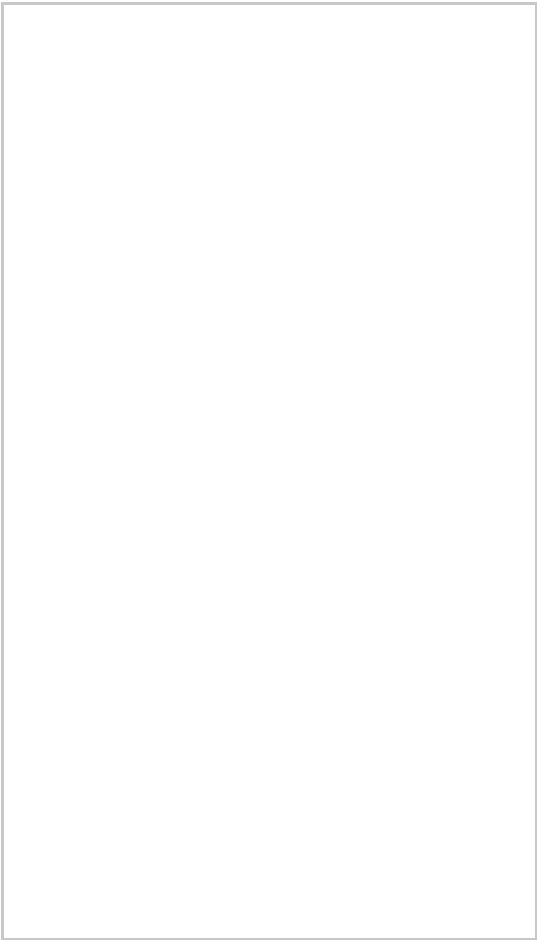
BATHROOM 8'7" x 8'6" (2.62 x 2.59)  
Large four piece bathroom comprising walk in shower cubicle. bath, wash hand basin and low level WC. Heated towel rail. Tiled flooring. uPVC window to rear aspect.

OUTSIDE  
To the rear of the building there is a residents communal drying area. Brick store cupboard.

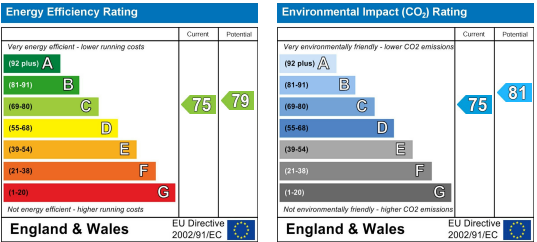
Area Map



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.