



## Arbury Place

Baldock, SG7 5FE

£1,250 Per Calendar Month



Hunters are pleased to offer this fantastic top floor apartment offers modern day living within 2 minute walk from the station. The apartment offers open plan kitchen / dining room and living room, two bedrooms and two bathrooms. Available 7th October 2024. EPC Rating B. Deposit £1442.00. Council Tax Band C.



## KITCHEN / LIVING ROOM 16'9" x 16'0" (5.11 x 4.88)

Kitchen - Designer kitchen with integrated Zanussi appliances and quartz stone worktop and upstands. Fascino stainless steel hand finished sink. Gas fired central heating system via radiators. Sash window to front

Living Room - Ebony oak strip wood flooring.

## BEDROOM ONE 16'0" x 10'0" (4.87 x 3.04)

Double bedroom. Sash window to Front. Carpeted. Integrated wardrobes. Door to ensuite:-

## ENSUITE BATHROOM

Fascino digitally controlled smart tap. Smart mirror with LED lighting, shaver socket. Digital clock and de-mist pad. Walnut vanity unit with integrated storage space and black porcelain worktop. RAK ceramics basins. RAK ceramics hygiene and WC with RAK rak rimless panel and soft close design seat. Fascino smart shower. Heated chrome towel rails. Porcelain walls and floor tiles.

## BEDROOM TWO 11'0" x 9'0" (3.35 x 2.74)

Double bedroom. Carpeted. Sash window to side.

## BATHROOM

Fascino digitally controlled smart tap. Smart mirror with LED lighting, shaver socket, digital close and de-mist pad. Walnut vanity unit with integrated storage space and black porcelain worktop. RAK ceramics basin. RAK ceramic hygiene and WC with rak rimless panel and soft close design seat. Fascino smart shower. Heated chrome towel rails. Porcelain wall and floor tiles. Low-level LED strip lighting to bath.

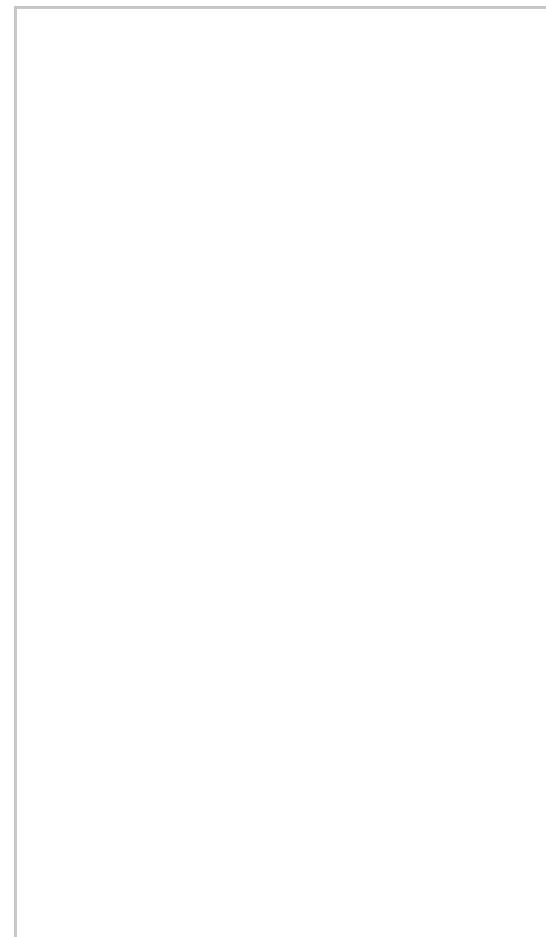
## OUTSIDE

Parking for One Vehicle at the rear of the property.

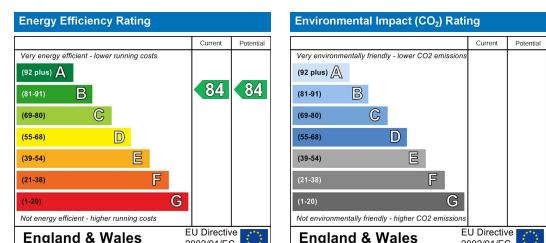
## Area Map



## 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.