



Dartons House

Church Street, Baldock,
Hertfordshire, SG7 5AF
£270,000

country
properties

Apartment 1-6
Dartons House
Church Street

We are delighted to offer to market this immaculately presented 2 bedroom first floor apartment, ideally located just a few minutes walk from Baldock's mainline train station and the High Street. Offered chain free, this modern apartment benefits from a recently upgraded kitchen, spacious open plan living accommodation and allocated parking within a secure gated development, making it an ideal purchase for first-time buyers, commuters or investors alike.

Accessed via a secure communal entrance, the property opens into a welcoming entrance hall with a large built-in storage cupboard. The standout feature of the apartment is the bright and spacious open plan kitchen/living/dining room. The contemporary kitchen has been recently refitted and comprises a range of stylish high-gloss wall and base units, integrated Bosch appliances, ample work surfaces and generous storage. The living and dining area provides excellent space for entertaining and everyday living, with large windows allowing plenty of natural light to fill the room.

The property offers 2 generously proportioned double bedrooms. The principal bedroom benefits from its own modern en-suite shower room complete with a walk-in shower, WC and wash hand basin. The second bedroom is also a comfortable double room and is served by a contemporary family bathroom fitted with a full-sized bath with shower over, WC and wash hand basin.

Externally, the property benefits from 1 allocated parking space within a secure electronically gated residents' car park, providing both convenience and peace of mind. Offered chain free and ideally positioned within walking distance of the train station, town centre and local amenities, this superb apartment offers an excellent combination of space, finish and location. Early viewing is highly recommended to avoid disappointment.

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

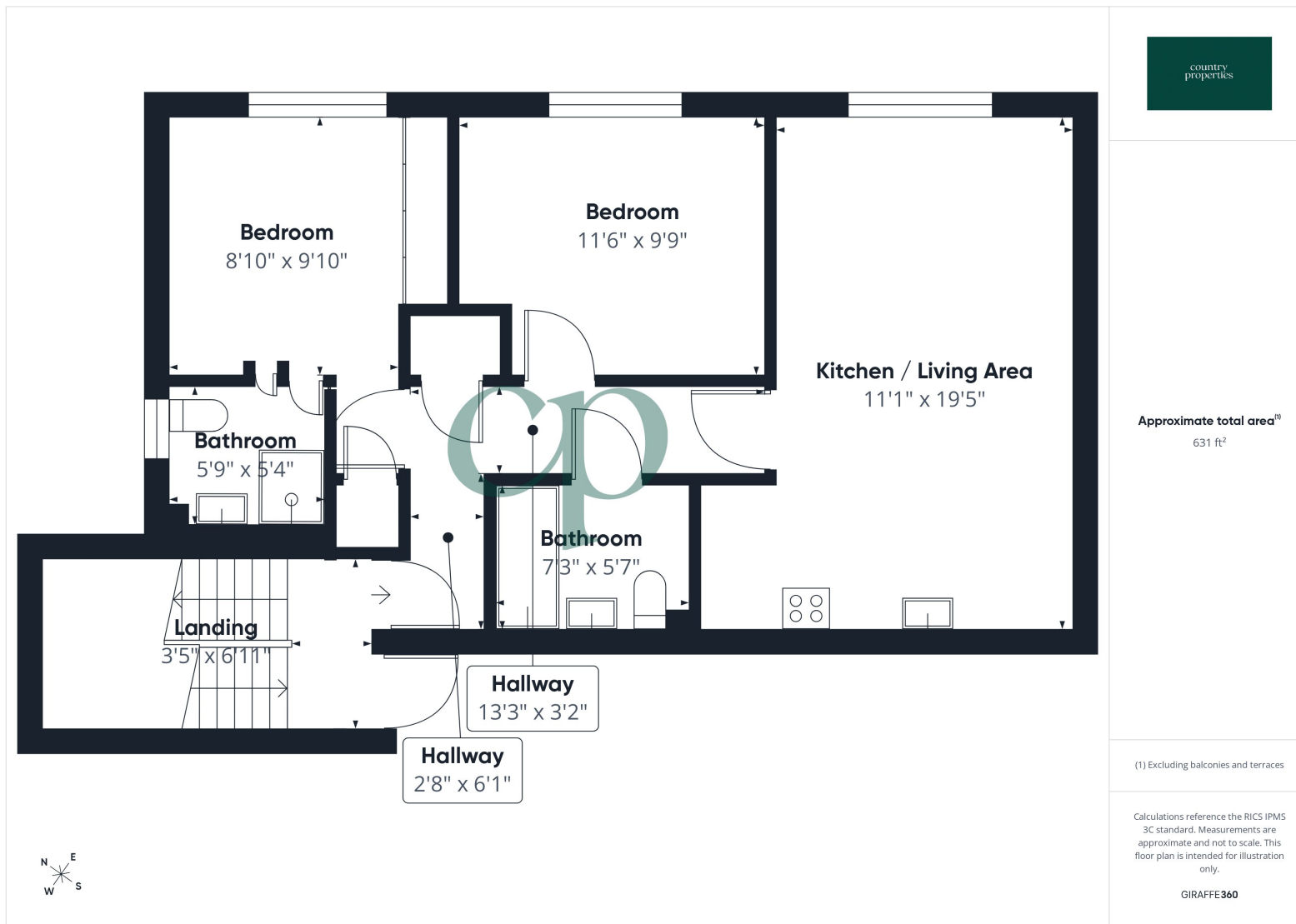
All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- Chain free
- Within walking distance of train station & amenities
- Two bedrooms - 2 bathrooms
- Communal gardens
- Allocated parking
- Small gated development of 6 properties
- Council Tax Band C & EPC Rating B
- Service Charge - £1400 pa
- Lease Term - 106 yrs remaining
- Share of Freehold









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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