



Whitehorse Street

Baldock,
Hertfordshire, SG7 6QN
£240,000

country
properties

We are delighted to offer to market this stunning 1 bedroom Grade II Listed first floor apartment, ideally located on Whitehorse Street just moments from the High Street and only a 6 minute walk to the mainline train station.

Accessed via a secure communal entrance with electronic keypad entry, the apartment opens into a spacious entrance hall providing access to all rooms. To the left, you will find the generously proportioned double bedroom, offering ample space for a king-sized bed, wardrobes and a dresser.

Straight ahead is the contemporary shower room, fitted with a large shower enclosure, WC, hand wash basin with built-in storage and an illuminated vanity mirror, creating a stylish and practical space.

To the right is the spacious living/dining room, offering ample room for both lounge and dining furniture. The living room leads through to the compact yet thoughtfully designed kitchen, fitted with a range of wall and base units, integrated appliances and ample work surfaces. Useful storage cupboards within both the living room and bedroom provide valuable additional storage, a feature rarely found in apartments of this size.

Externally, the property benefits from an allocated parking space within a secure gated car park, together with dedicated bicycle storage.

Presented in turnkey condition and finished to a high standard throughout, this superb apartment is ready for the new owners to move straight in. With its excellent location, modern finish and allocated parking, early viewing is highly recommended to avoid disappointment.

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).

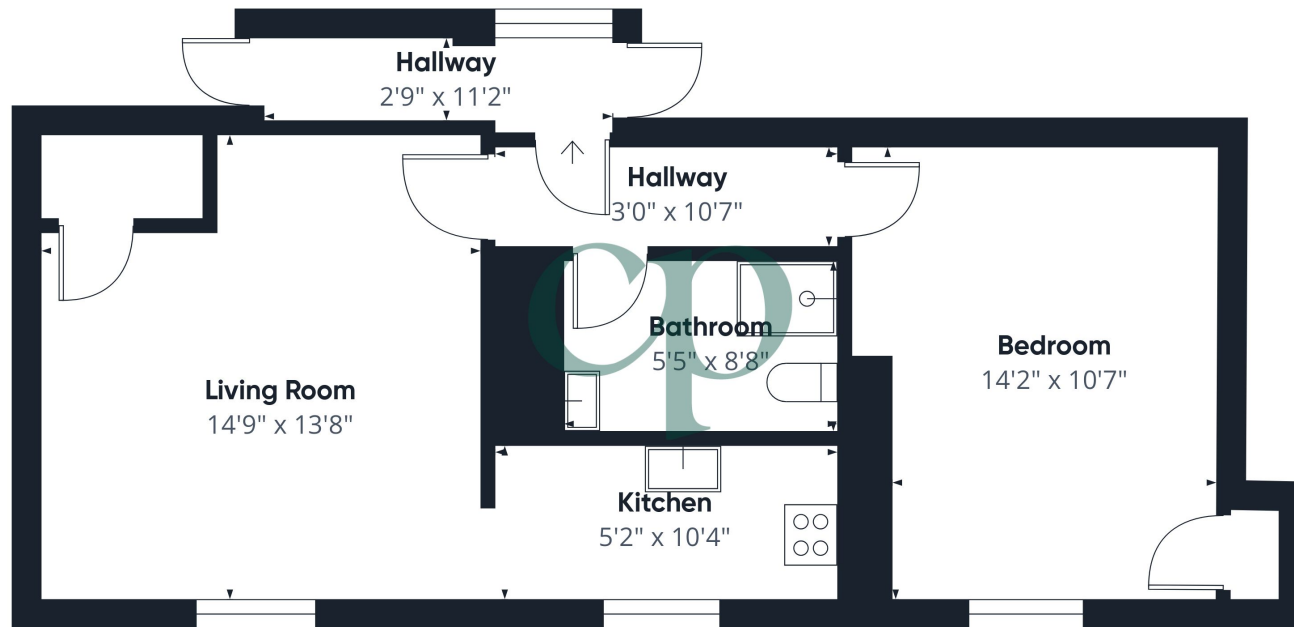
- 1 Bedroom – 1 Bathroom
- Modern First Floor Apartment
- Town Centre Location
- Short Walk To Main Line Station & High Street
- Allocated Parking & Bicycle Storage
- Council Tax Band B – EPC Rating C
- Turn Key Condition – Ready To Move In
- Smart Heating With App Control
- Service Charge – £640.40 pa (Paid quarterly at £160.10) – Ground Rent – Peppercorn – Lease Term Remaining – 121 yrs







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80 80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
528 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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