



19 Arbury Place, Baldock, SG7 5FE

Asking Price: £300,000

Leasehold

Arbury Place, Baldock, SG7 5FE

- Beautiful 'Top Floor' Apartment
- Two Double Bedrooms
- Large Master Suite
- En-Suite & Family Bathroom
- Open Plan Kitchen/Living Area
- Communal Gardens & Bike Shed
- Allocated Parking Space
- Balcony
- Leasehold (125 Years From 30/04/2018)
- EPC - B/84

This spacious 2 bedroom top floor apartment is conveniently located just steps away from Baldock mainline train station and the many amenities that the town has to offer.

The property features two generously sized double bedrooms, with the master suite boasting a dressing area, built-in storage, and an en-suite bathroom. The open plan kitchen living diner is the perfect space for entertaining, with access to a private balcony through a sliding door. Additional features of the apartment include a family bathroom, ample storage space, and a communal bike shed.

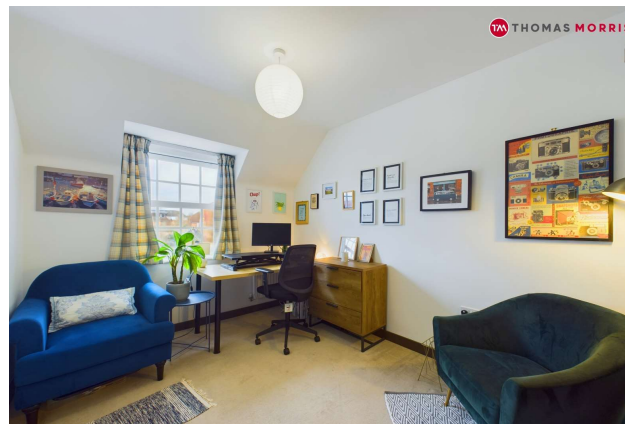
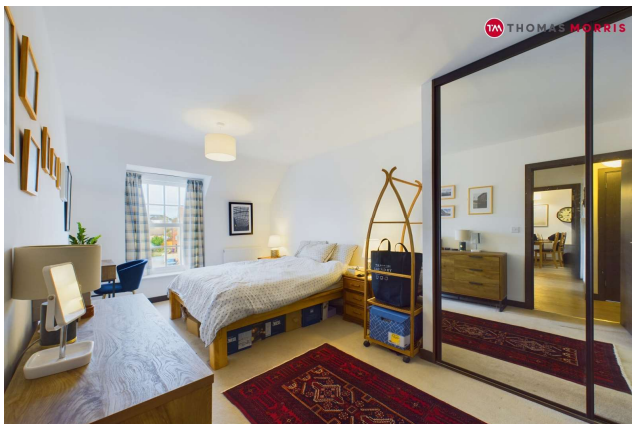
Outside, residents will enjoy an allocated parking space, visitors permit, and communal gardens. Don't miss out on this fantastic opportunity to live in a prime location with all the conveniences at your doorstep.

Property Type - Leasehold (125 Years From 30/04/2018)

Local Authority - North Herts

Council Tax Band - C

EPC - 84/B



Accommodation

Second Floor Apartment

Entrance Hall

Bedroom 1 10'1" x 18'5" (3.07m x 5.61m).

En-Suite 5'8" x 7'4" (1.73m x 2.24m).

Bedroom 2 8'8" x 11'11" (2.64m x 3.63m).

Family Bathroom 5'6" x 7'3" (1.68m x 2.2m).

Kitchen/Living Area 10'9" x 23'5" (3.28m x 7.14m).

Outside

Allocated Parking Space

Balcony

Communal Garden

Communal Bike Shed



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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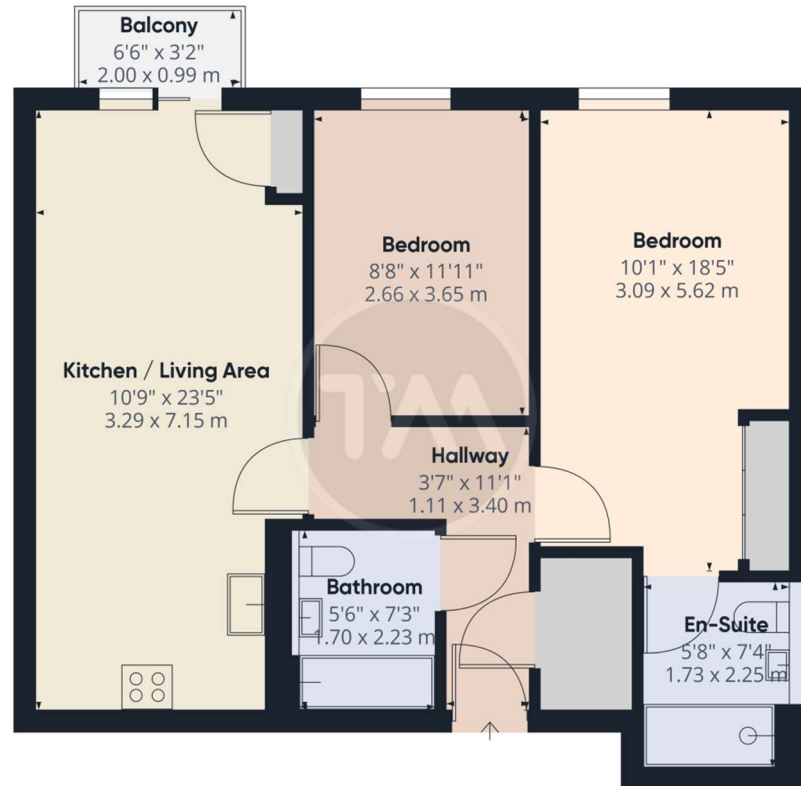
Leasehold Information

Lease Length: 119 Years .

Ground rent: £350 Per Annum

Service charge: £1,368 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.



Approximate total area⁽¹⁾
707.35 ft²
65.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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