

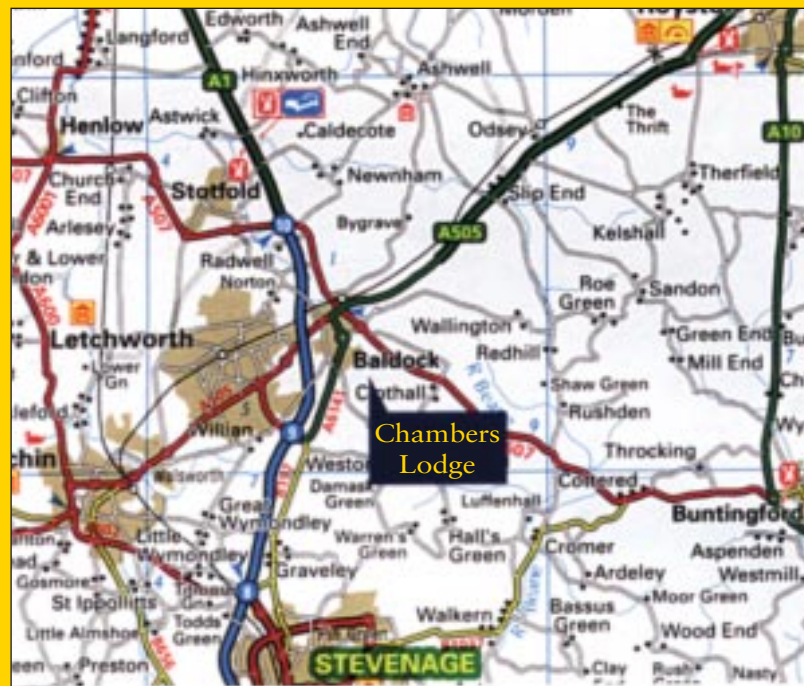
Chambers Lodge

PENTHOUSE/APARTMENT DESIGNED FOR LUXURIOUS LIVING
WITH THE CONVENIENCE OF KINGS CROSS ON YOUR DOOR STEP

Historic Baldock is located about 35 miles north of London with electrified rail link to London Kings Cross (40 minutes) and easy access to the A1 motorway, linking with the M25 at South Mimms. The A505 provides good east/west access to Royston, Cambridge, the A10, M11 and beyond.

As reported in the national media, Baldock has now benefited from the long awaited Baldock by-pass, opened in 2006. Baldock train station is only a stroll away with a regular service to London Kings Cross and Cambridge with an approximate journey time of 35 mins.

The wide High Street offers plenty of hostilities and restaurants to suit all tastes and holds a weekly market and an annual street fair. There are excellent shopping facilities both in Baldock and in nearby Letchworth Garden City – the world's first Garden City and itself home to a fascinating museum and yearly drama festival. Other facilities include Tesco superstore, North Herts Leisure Centre, library and good schools for all ages.



Satchells

at Satchells | 8 High Street | Baldock | Hertfordshire | SG7 6AR

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These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. We reserve the right to alter any specifications without prior notice.
Chambers Lodge is a preferred name only.

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PENTHOUSE/APARTMENT DESIGNED FOR LUXURIOUS LIVING
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Newly Renovated Two Bedroom & Two Bathroom Penthouse/Apartment



Satchells

8 High Street | Baldock | Hertfordshire | SG7 6AR

Chambers Lodge

APARTMENT DESIGNED FOR LUXURIOUS LIVING
WITH THE CONVENIENCE OF KINGS CROSS ON YOUR DOOR STEP

10 Years Building NHBC

Specification for Newly Renovated Two Bedroom & Two Bathroom Apartments

1a Chambers Lodge | Whitehorse Street | Baldock | Hertfordshire | SG7 6PY

A stunning first floor large 800 sq ft two bedroom, two bathroom apartment designed and situated for luxurious town centre living, ideal for those who enjoy a cafe culture and enjoy good pubs and restaurants, but want to walk to the train station. The specification of the apartment is very high and contemporary with the benefit of high ceilings and box sash window features found in period properties. The kitchen is fully integrated with under floor heating and granite work surfaces. In addition there are down lighters, mood lighting and CAT5E cabling installed in all rooms for plasma screens. Other benefits include replacement double glazed windows and gas radiator central heating.

GROUND FLOOR:

Approach & Location: The front door of the apartments currently is located in Church Street. North Herts. District Council have proposed pedestrianisation between Hitchin Street and Sun Street and the plans show a central plaza with trees, ideal for morning coffee or a glass of wine in the evening.

Front door to:

Entrance Hall: Stairs rise to first and second floors with feature lighting. Video entry system.

FIRST FLOOR:

Landing: Doors to all rooms.

Lounge: **18' x 15'8" (5.49m x 4.78m).** Triple aspect sitting room flooded with light from the five box sash windows enjoying lovely views up the Georgian High Street. CAT5E cabling allows plasma wall televisions to be installed. The lighting is creative with down lighters and mood lighting. There is a choice of wooden flooring or carpets.

Kitchen: **13'6" x 11' (4.1m x 3.35m).** The kitchen to be installed to the highest quality. Fully integrated with granite work surfaces and breakfast bar. Under floor heating.

Master Bedroom: **17'8" x 8'11" (5.38m x 2.72m).** The master double bedroom has two tall sash box windows with views up the Georgian High Street. Fitted with down lighters and mood lighting and a choice of carpets or wooden flooring. CAT5E cabling for plasma screens.

Ensuite: Shower cubicle and wash hand basin with granite tiled floor.

Bedroom 2: **11'4" x 10'7" (3.45m x 3.23m).** Double bedroom with high ceilings and large box sash window. Fitting with down lights and mood lighting. CAT5E cabling so the room could function as an office.

Bathroom: Fully tiled bathroom with under floor heating and a top quality range of sanitary ware including panelled bath with shower and screen and pedestal wash hand basin. Sash window to side aspect.

Separate WC: Low level wc.

Viewing: By appointment only.



Chambers Lodge

PENTHOUSE APARTMENT DESIGNED FOR LUXURIOUS LIVING
WITH THE CONVENIENCE OF KINGS CROSS ON YOUR DOOR STEP

10 Years Building NHBC

Specification for Newly Renovated Two Bedroom & Two Bathroom Apartments

1 Chambers Lodge | Whitehorse Street | Baldock | Hertfordshire | SG7 6PY

A large high specification 800 sq ft two bedroom, two bathroom penthouse apartment designed for luxurious town centre living, ensuite and a fully integrated kitchen breakfast room with granite work surfaces and under floor heating, down lighters and mood lighting throughout. The specification is very high with a blend of contemporary decor and fittings, CAT5E cabling in all rooms, however retaining the features of a period apartment including vaulted high ceilings and sash windows. Situated in the heart of Baldock with magnificent views up the wide Georgian High Street, you are able to stroll to the station and enjoy the cafe culture, pubs and fine restaurants. Other benefits include replacement double glazed box sash windows, video entry phone system and gas radiator central heating.

GROUND FLOOR:

Approach & Location: The front door of the apartments currently is located in Church Street. North Herts. District Council have proposed pedestrianisation between Hitchin Street and Sun Street and the plans show a central plaza with trees, ideal for morning coffee or a glass of wine in the evening. Graphics are shown for your information.

Entrance Hall: Stairs rise to first and second floors with feature lighting. Video entry system.

FIRST FLOOR:

Landing: Doors to all rooms.

Lounge area with Integrated Kitchen **23'4" x 17'8" (7.11m x 5.38m).** Simply stunning, dual aspect lounge with a view of the Georgian High Street through the high double glazed box sash windows. The kitchen is installed to the highest quality, fully integrated with granite work surfaces and breakfast bar. Under floor heating with a choice of solid wood or carpet. CAT5E cabling allows for installation or plasma wall mounted televisions.

Master Bedroom: **16'11" x 14'9" (5.16m x 4.50m).** Master bedroom with high vaulted ceilings. Beautiful box sash windows and ensuite shower room. Fitted with down lighters and mood lighting. CAT5E cabling for connecting plasma screens. Choice of carpets or wooden flooring.

Ensuite: Under floor heating with granite tiled floors. White suite comprising low level wc, pedestal wash hand basin and shower cubicle.

Bedroom 2: Double bedroom with a tall sash window with marvellous views up the Georgian High Street. High ceilings, fitted with down lights and mood lighting. CAT5E cabling for connecting plasma screens. Choice of carpets or wooden flooring.

Bathroom: Fully tiled bathroom with under floor heating and a top quality range of sanitary ware including panelled bath with shower and screen, low level wc and pedestal wash hand basin. Sash window to side aspect.

Viewing: By appointment only.

