



Mons Avenue, Baldock Offers in Excess of £200,000

No upward chain, meaning less uncertainty and a more straightforward route to completion | Long lease, low maintenance fees and strong rental potential of around £13,000 per year | Larger-than-average layout offering proper room proportions rather than compromised space | Separate kitchen allows cooking, dining and living to remain distinct and more usable | Living room with enough space to properly relax, entertain or work from home comfortably | Double bedroom with space around the furniture, making it feel settled and easy to live in | Private garden offering outdoor space for relaxing, socialising or simply switching off | Garden room providing flexibility for work, hobbies, fitness or just enjoying a cuppa or glass of wine | Driveway parking for at least two cars removes the usual compromises of apartment living | Baldock station within walking distance for direct links into London, Cambridge and beyond, with easy access to the A1(M), A505, Luton and Stansted



There's something different about this one from the moment you arrive.

Not a communal hallway. Not a shared entrance. Just your own front door, your own space, and a layout that feels far closer to a house than a flat.

From the moment you come in, the separation just works. A proper entrance lobby gives you that pause to arrive home, kick off your shoes, and reset before heading upstairs into the main living space.

Once up there, it opens out in a way most one-bedroom homes simply don't. The living room has the proportions to properly live in, not just sit, with space to stretch out, host friends, or simply switch off at the end of the day without feeling boxed in.

Then there's the kitchen. Not squeezed into a corner. Not part of the living space. A separate room, with enough depth for cooking, prepping, and even sitting down for a bite - something that's become increasingly rare, especially in newer builds.

When it's time to slow things down, the bedroom does exactly what you want it to. Big enough for a proper double setup, with room to breathe around it, and the kind of natural light that makes mornings feel easier and evenings feel calm.

Whether it's a quick shower before work or a slower start to the day, the bathroom keeps things simple. A bath with shower over, WC and basin, all set out in a way that just works.

But what really sets this home apart is what happens outside. The garden isn't an afterthought. It's usable, private, and gives you that bit of outdoor space most flats simply can't offer. It's somewhere to sit with a coffee, have friends over, or just enjoy a bit of fresh air without leaving home.

And then there's the garden room. A space that adapts to you. Home office, creative studio, gym, or just somewhere to escape for an hour - it adds a layer to the home that changes how you live day to day.



Parking is just as straightforward. A driveway with space for at least two cars removes the usual compromises and makes everyday life that bit easier.

Location-wise, it quietly does everything you need it to. Less than half a mile into Baldock's high street, where everything from independent cafés to pubs and everyday essentials become part of your routine rather than something you have to plan for. And when you need to get further afield, the station sits just over a mile away, linking you straight into London and beyond.

For those thinking longer term, the numbers stack up too. A lease just shy of 103 years remaining, low charges and a rental potential of around £13,000 per year if that ever becomes part of the plan.

But more than anything, this is about how it feels to live here. It suits someone who wants more than the standard flat offering. Someone who values their own front door, their own space, and the flexibility to live, work, and unwind without compromise. Whether that's a first step onto the ladder, a move as a couple, a fresh start, or a downsize without losing independence - this is one that fits around you, rather than the other way around.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - TBC

Lease length - 102 years remaining

Service charge - £251.96 P.A.

| GROUND FLOOR

Lobby: Approx 9' 11" x 7' 9" (3.02m x 2.37m)

| FIRST FLOOR

Living Room : Approx 14' 6" x 11' 7" (4.42m x 3.52m)

Kitchen: Approx 11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom One: Approx 11' 6" x 10' 10" (3.51m x 3.29m)

Bathroom: Approx

| OUTSIDE

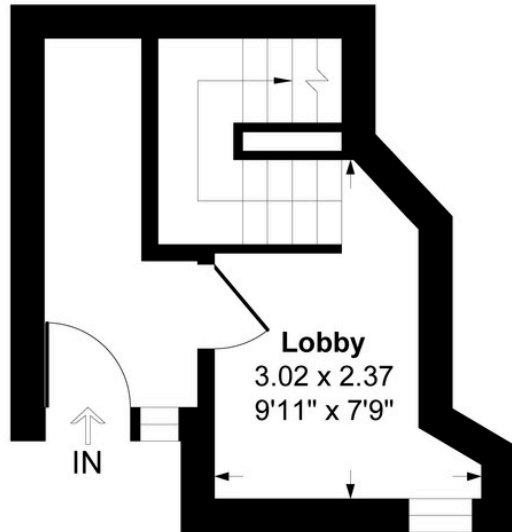
Driveway providing off road parking

Good size private garden with summer house



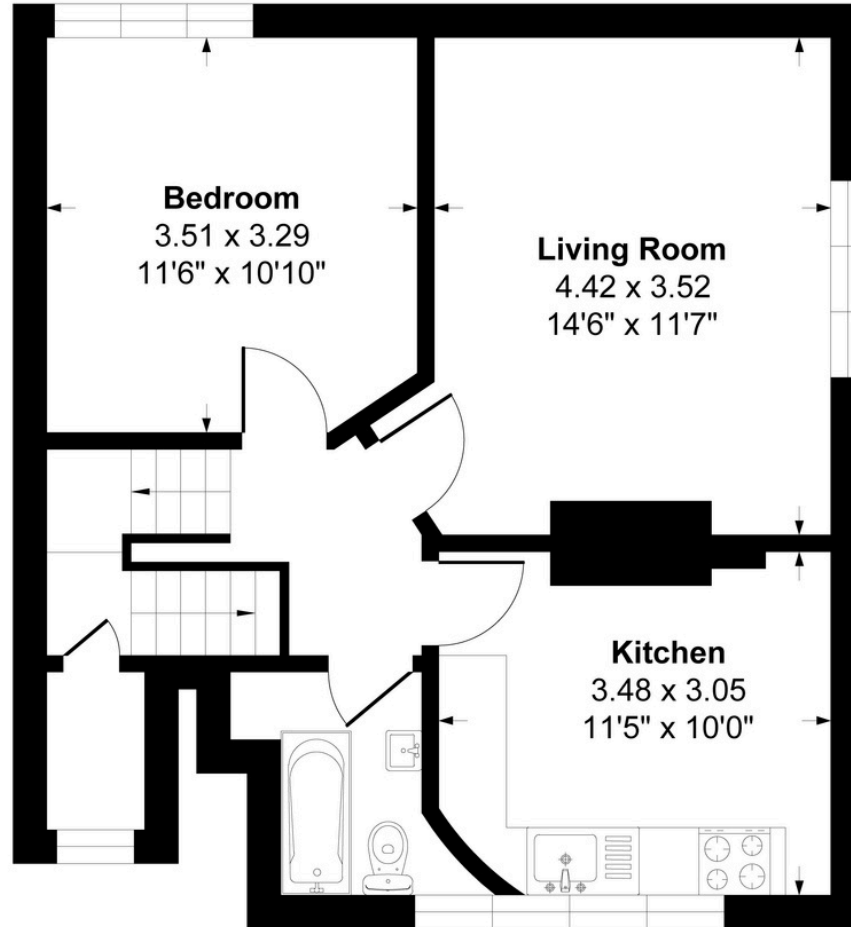
Ground Floor

Approx. 11.7 sq. metres (125.9 sq. feet)



First Floor

Approx. 50.2 sq. metres (541.0 sq. feet)



Total area: approx. 61.9 sq. metres (666.9 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

