



29, The Twitchell

Baldock,
Hertfordshire, SG7 6DW
Leasehold £250,000

country
properties

A very well presented, light and spacious 2 double bedroom flat in central Baldock within walking distance to all local amenities, schools and transport links! This fantastic 2nd floor flat located on The Twitchell, in central Baldock comes with its own garage en-bloc and brick built store externally. Internally the property has been very well maintained with modern décor, kitchen and shower room. With a very long lease in excess of 900 years remaining, a share of the freehold and minimal ground rent/service charges, this 'move in ready' home would make an ideal first time or investment purchase!

- Very well presented light & spacious 2 double bedroom flat
- Central Baldock location
- Garage and external brick built store
- Lots of storage internally
- 948 Years remaining on lease
- Potential rental income circa £1250 pcm – (potential annual rental yield of approx. 5-6%)
- Council Tax band B
- EPC rating C

Accommodation

Entrance Porch

Radiator, large walk in utility cupboard with space for tumble dryer and freezer, door to:

Lounge/Diner

23' 3" x 10' 5" (7.09m x 3.17m)

Window to the rear aspect, two radiators, doors to:

Kitchen

8' 5" x 8' 8" (2.57m x 2.64m)

Window to the front aspect, wall mounted gas boiler, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with induction hob over and extractor. Space for a washing machine and fridge/freezer.

Inner Hallway

Two large storage cupboards, loft hatch, doors to:



Bedroom One

14' 3" x 8' 6" (4.34m x 2.59m)

Window to the front aspect,
radiator.

Bedroom Two

12' 9" x 8' 5" (3.89m x 2.57m)

Window to the front aspect,
radiator, built in wardrobes.

Shower Room

Window to the front aspect,
heated towel rail, shower
cubicle, wash hand basin,
airing cupboard.

WC

Window to the front aspect,
WC.

External

Single garage en-bloc, brick
built store, communal
courtyard and gardens.

Agent's Notes

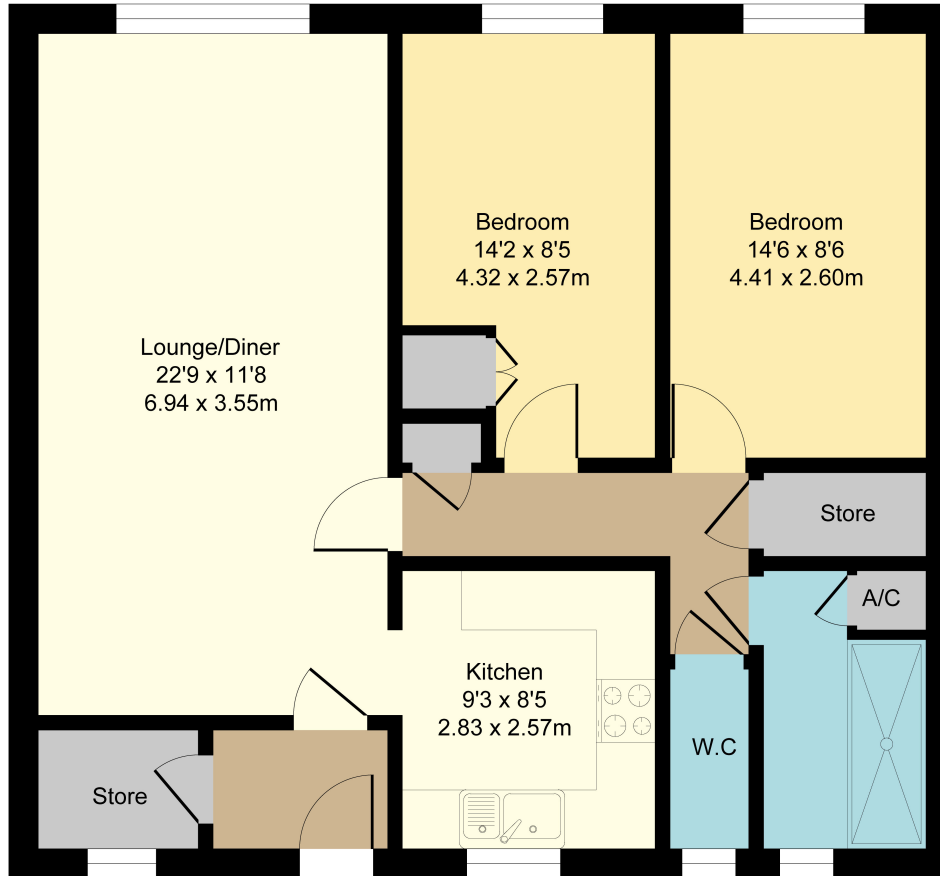
Lease Details

Term: 1000 years from
01/09/1972 – 948 years
remaining

Ground Rent & Service
charges: £90 PCM



29 The Twitchell, Baldock



Total Area: 72.3 m² ... 779 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

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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