



Flat 17, Mulberry Court, Church Street

Baldock,
Herts, SG7 5AF
£250,000

COUNTRY PROPERTIES
PART OF HUNTERS

This very well maintained Ground Floor Flat is located in the popular Church Street area of Baldock. The property comprises of 2 DOUBLE bedrooms, a very good sized lounge and modern fitted kitchen and bathroom. Lovely gated communal gardens to the rear of the property and access to garage en-bloc.

- Ground floor flat
- Gas central heated and double glazed
- Re-fitted modern kitchen
- Re-fitted modern bathroom
- 2 double bedrooms
- Well maintained communal gardens
- Garage en-bloc
- Garage en -bloc accessed via communal gardens
- NO CHAIN - IDEAL FOR FIRST TIME BUYERS & INVESTMENT BUYERS

Communal Door To:-

Communal entrance hall.

Front Door To:-

Entrance Hall

Security entry phone system. Tiled floor. Radiator. Built-in large storage cupboard housing boiler, hanging rail and shelving.

Lounge

16' 7" x 10' 10" (5.05m x 3.30m)
Window to front. Laminate flooring. TV point. Radiator.

Kitchen

12' 5" x 9' 8" (3.78m x 2.95m)
A modern re-fitted kitchen with a range of base and wall mounted units with soft closing doors and work surfaces over. Built-in oven and hob with extractor fan over. Complimentary tiling. Stainless steel sink with mixer tap. Space for washing machine and fridge/freezer. Large breakfast bar. Large built-in storage cupboard. Radiator. Tiled floor. Window to rear overlooking communal gardens.

Bedroom One

12' 1" x 9' (3.68m x 2.74m)
Laminate flooring. Window to front. Radiator.

Bedroom Two

11' 10" x 7' (3.61m x 2.13m)
Laminate flooring. Window to rear. Radiator.

Bathroom

Modern re-fitted bathroom. Enclosed panel bath with mixer tap, hand-held shower attachment and rain water head over. Pedestal wash hand basin. Low level WC. Attractive tiled walls and floor. Heated towel rail. Obscure window to rear.



Communal Gardens

Beautiful communal gardens to the rear with a westerly aspect. Laid mainly to lawn with well stocked shrub & flower borders & surrounding path leading to gated rear access & access to garage.

Garage

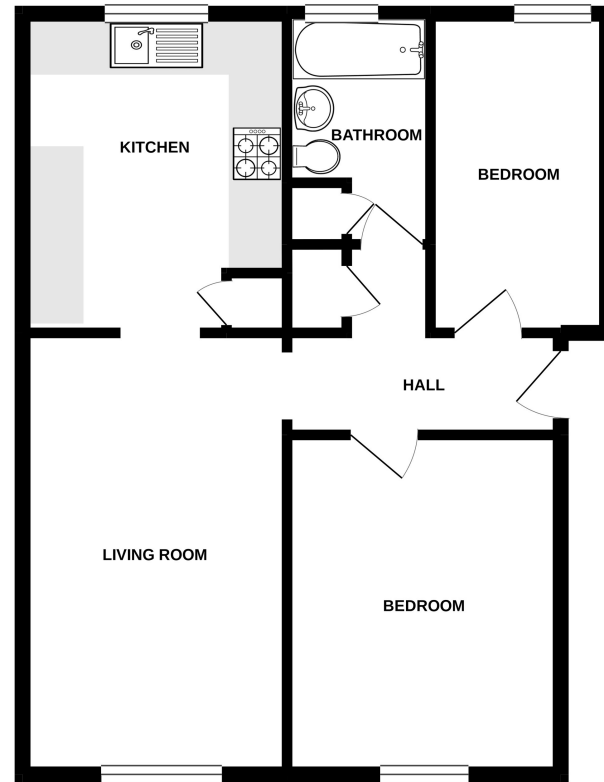
Single garage with up & over door.

Agents Notes

LEASE is approximately 997 years
Maintenance charges £65 per month



GROUND FLOOR



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	57	63
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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