



Astonia House, High Street, Baldock, Hertfordshire. SG7 6BP





## 1 Bedroom Apartment £165,000 Leasehold

This top floor one-bedroom apartment, boasting generous size room and situated on the High Street. The apartment has a spacious, light and airy open plan lounge, dining and kitchen area. One double bedroom and the bathroom has a bath with electric shower over. Heating is electric to a wet radiator system. Astonia House has lifts to all floors, allocated parking to the rear and is much sought after by first time buyers or would make a great investment opportunity. Located within easy walking distance of shops, cafe's and the bustling town centre. Less than a mile from Baldock train station with regular services into London Kings Cross, early viewing is highly recommended.

- Walking distance to station
- A stroll to local amenities
- One double bedroom
- Ideal first time buy
- Top floor apartment
- Lift
- Allocated off road parking
- Awaiting EPC - council tax - B
- Chain Free

**Top Floor:****Entrance:**

Entrance via phone system, lift to all floors.

**Top Floor:****Front Door:**

Front door, leading to hallway:

**Lounge:**

Abt: 22' 0" x 11' 0" (6.71m x 3.35m) Double glazed window to rear aspect, radiator, carpet as fitted.

**Kitchen:**

Abt: 11' 0" x 5' 5" (3.35m x 1.65m) Double glazed window to side aspect, fitted kitchen with stainless steel sink and drainer, plumbing for washing machine.

**Bedroom:**

Abt: 11' 5" x 9' 0" (3.48m x 2.74m) Double glazed velux window to rear aspect, radiator, carpet as fitted.

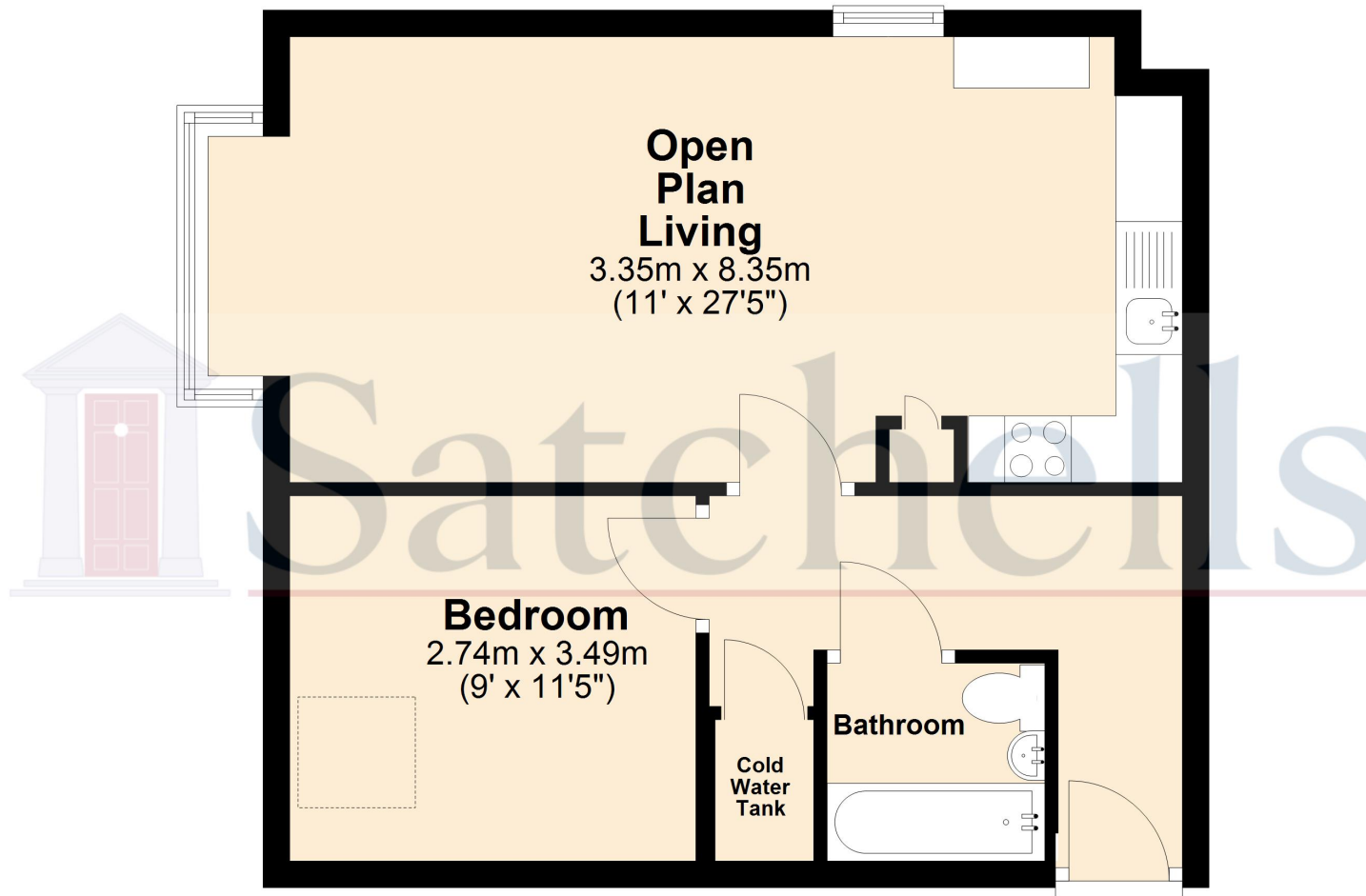
**Bathroom:**

Low level WC, pedestal wash hand basin, panelled bath with electric shower.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Top Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.