



Riddell Gardens

Baldock,
Hertfordshire, SG7 6JZ
Leasehold £220,000

country
properties

A very well presented, chain free, light and spacious 2 bedroom first floor retirement apartment in sought after, central Baldock location! Situated in Riddell Gardens, Baldock this very well looked after home offers 2 spacious bedrooms, a kitchen, bathroom, small utility room and balcony overlooking the very pretty communal gardens. Within a very short walking distance to all town centre amenities and transport links this excellent home would suit retirees looking to remain active in the local community.

- First floor retirement flat
- Very well presented throughout
- Balcony overlooking communal gardens
- Two generous bedrooms
- Central location within walking distance to local amenities and transport links
- Council Tax band – C – EPC Rating – C

Accommodation

Entrance Hall

Radiator, telephone entry system, loft hatch, storage cupboard. Doors to:

Utility

6' 3" x 5' 0" (1.91m x 1.52m) – Wall mounted boiler, wall mounted storage unit, space for fridge freezer, space for washing machine with work surface over.

Bathroom

Window to rear aspect, hand wash basin, heated towel radiator, WC, bath with shower attachment over and screen.

Bedroom One

10' 8" x 9' 6" (3.25m x 2.90m) – Window to rear aspect, radiator, built in wardrobes.

Bedroom Two

9' 6" x 8' 4" (2.90m x 2.54m) – Window to rear aspect, radiator, built in wardrobe.



Kitchen

Window to side aspect, range of wall mounted and base level units with work surface over & inset sink with drainer, integral double oven/grill, induction hob with extractor over.

Lounge/Diner

17' 10" x 10' 0" (5.44m x 3.05m) - Window to front aspect, radiator, sliding door to balcony.

Complex Facilities

Communal Gardens
Communal laundry room
Communal residents lounge

Lease Details

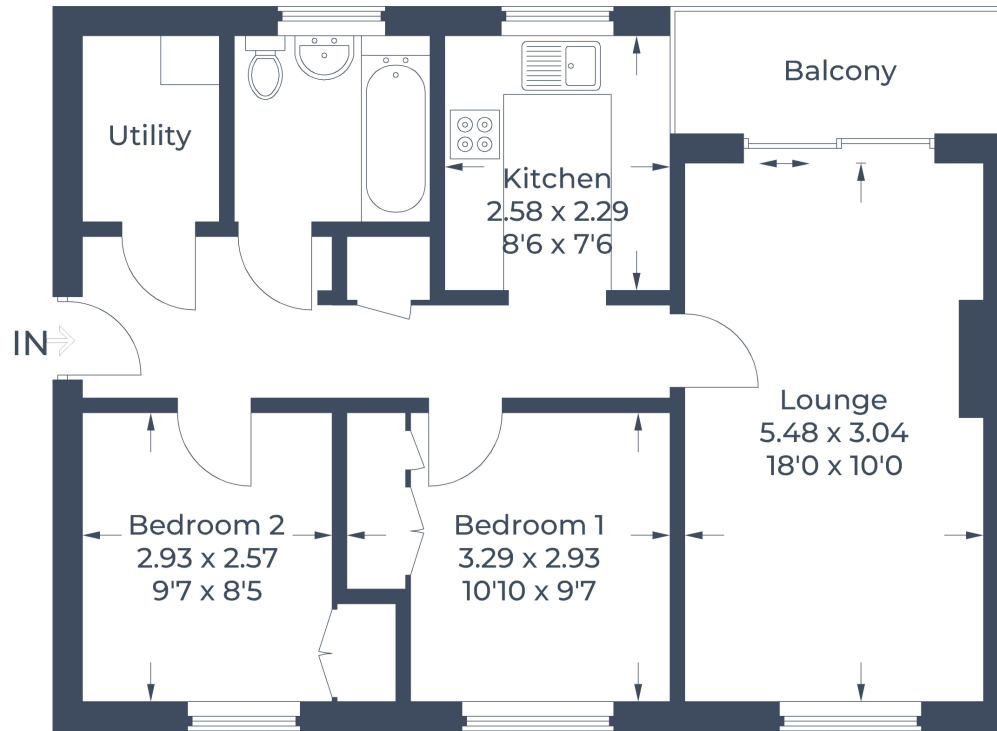
Term: Lease is currently in process of being extended to 990 years by current owners

Service Charge: £3310.92 per annum

Ground Rent: Included Above



Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75 75
(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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