



Pryors Court, Baldock, Hertfordshire. SG7 6QU

| Satchells



1 Bedroom Ground Floor Flat

£170,000 Leasehold

Satchells Estate Agents presents to market this brilliant size, one bedroom, ground floor apartment consisting of living/dining area, family bathroom and allocated parking. Centrally located within strolling distance to the train station and Baldock's historic High Street. This property is a perfect buy to let or first time buy with it including Share of Freehold and being chain free. Early viewings highly recommended!

- Town centre location
- Allocated parking
- Ground floor
- Chain free
- Good condition
- Share of freehold
- Close proximity to amenities
- Open plan living
- Viewings highly recommended
- EPC rating E. Council tax band B



Ground Floor

Entrance:

Via wooden front door.

Open Plan Living

Lounge/Kitchen:

Abt. 18' 5" x 15' 0" (5.61m x 4.57m) Two double glazed windows to front aspect. Range of fitted wall and base units. Stainless steel sink and drainer. Integrated oven, hob and extractor fan. Plumbing for washing machine. Laminate flooring. Radiator.

Bedroom:

Abt. 10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom:

Abt. 8' 0" x 7' 5" (2.44m x 2.26m) Suite comprising low level wc, hand wash basin and panelled bath. Tiled walls. Laminate flooring.

Outside

Parking:

Private allocated parking.

Additional Information

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

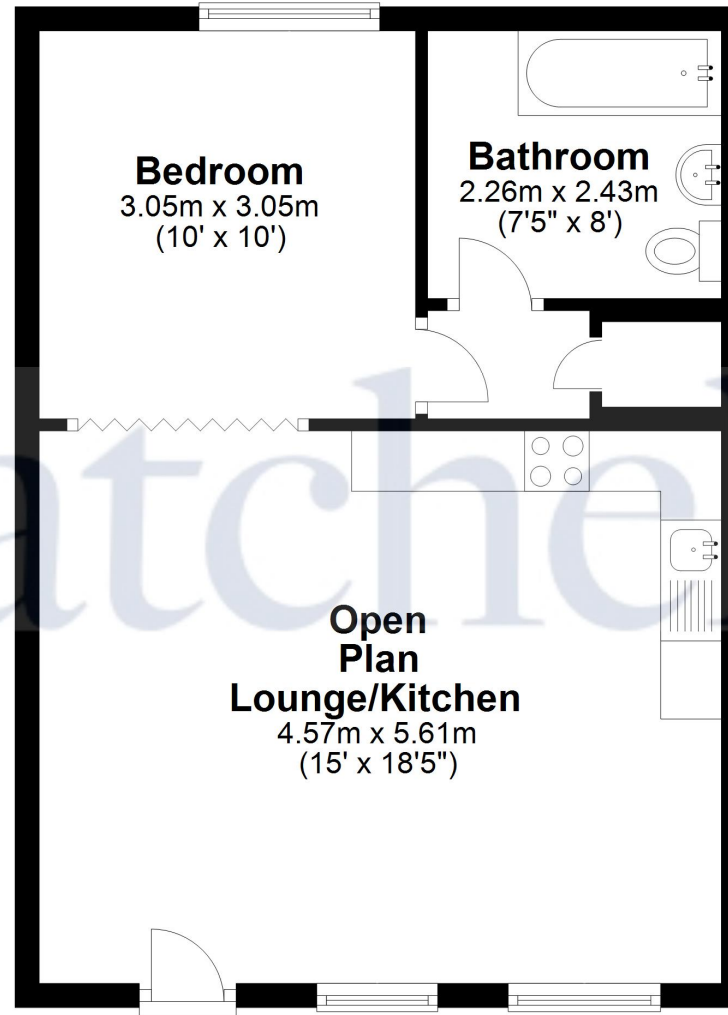
Draft particulars yet to be approved by the vendor and may be subject to change.



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.

Satchells

Ground 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.