



Pearl Court

Whitehorse Street, BALDOCK,
Hertfordshire, SG7 6XR

Share of Freehold - Offers in Excess of £200,000

country
properties

A beautifully presented one double bedroom top floor flat located in central Baldock, a stones throw away from all local amenities and transport links including mainline train station with direct lines into Cambridge and London. Offered with no upward chain, this wonderful property is ideal for first time buyers and investors alike!

- Chain free!!
- Presented to a high standard throughout
- Solid wood flooring
- Gated & allocated off road parking
- Central location
- Long lease
- Potential rental income circa - £900 - £950 pcm
- Freehold owned by Leaseholders
- Council Tax band B
- EPC rating D

Top Floor Accommodation

Entrance Hallway

Airing/Storage cupboard, wall mounted electric heater, doors to:

Bedroom

9' 1" x 10' 0" (2.77m x 3.05m)

Window to rear aspect, wall mounted electric heater.

Bathroom

Free standing double shower cubicle with power shower, frosted window to front aspect, heated towel rail, hanging W.C, wash hand basin.

Lounge/Dining Room

12' 3" x 16' 0" (max) (3.73m x 4.88m)

Window to front aspect, wall mounted electric heater, opening to:

Kitchen

8' 5" x 5' 3" (2.57m x 1.60m)

Window to rear aspect, base level units with work surface over and inset sink with drainer, space for fridge freezer and washing machine, integral oven and grill, induction hob with extractor over.

External

Parking

Gated private car park with 1 allocated parking space.



Agent's Notes

Lease Details

Lease Term - 1st January 1999 - 31st
December 2097 (973 years
remaining)

Service Charge - £1,050.00 per
annum

Ground Rent - included above
Freehold owned by Leaseholders



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.
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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Viewing by appointment only

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