

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 2997 (973 years remaining) Service Charge - £1,050.00 per annum Ground Rent - included above Freehold owned by Leaseholders

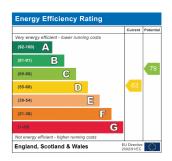






#### GROUND FLOOR 378 sq.ft. (35.1 sq.m.) approx.





TOTAL FLOOR AREA. 378 sq.ft. (35.1 sq.m.) approx.

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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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