



59, Hillcrest

Baldock,  
Hertfordshire, SG7 6NF  
Leasehold £265,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A remarkably spacious 2 double bedroom top floor flat in central Baldock location with single garage and communal gardens, within short walking distance to all local amenities, offered to the market chain free!

- 2 Double Bedrooms
- Spacious accommodation throughout
- Garage and brick storage shed
- Sought after, central location
- Long lease
- Potential rental income circa £1100 PCM
- Chain free

## Accommodation

**Communal entrance, wall mounted mail box, stairs to First & Second Floor**

### Entrance Hall

Radiator, storage cupboard x 2, doors to:

### Shower Room

8' 7" x 4' 6" (2.62m x 1.37m)  
W.C, wash hand basin, heated towel rail, shower cubicle.

### Kitchen

11' 5" x 10' 7" (3.48m x 3.23m)  
Window to front aspect x 2, range of wall mounted and base level units with work surface over, inset butler sink, breakfast bar, range style gas cooker with extractor over, integral dishwasher, space and plumbing for washing machine, space for large American style fridge freezer.

### Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)  
Window to rear aspect, radiator, built-in wardrobes.

### Bedroom 1

11' 4" x 11' 9" (3.45m x 3.58m)  
Window to rear aspect, radiator.

### Lounge

17' 0" x 11' 5" (5.18m x 3.48m)  
Radiator, window to front aspect.



## External

**Communal gardens to front and rear.**

Single garage en-bloc and brick storage shed en-bloc to rear. Non allocated residents only private parking.

### **Lease details:**

Term: Lease term from 01/01/1988 - 31/12/2176 - 153 years remaining.

Maintenance Charge: £1237 per annum.

Ground Rent: £65 per annum.







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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