



Lavender Court, Baldock, Hertfordshire. SG7 5AR





2 Bedroom Flat

£295,000 Share of Freehold

Must be viewed!!! A ground floor garden flat situated in this central town location. The property benefits from a 20ft kitchen, large lounge, and 2 double bedrooms. Outside is a large garden and garage.

- Two bedrooms
- Ground floor
- Garden
- Garage
- Excellent condition
- Share of freehold
- Chain free
- 937 left years on lease. £25 ground rent. £300 service charge
- EPC rating C. Council tax band B

Ground Floor

Hall:

Abt. 15' 0" x 7' 2" (4.57m x 2.18m) Parquet flooring. Storage cupboard. Door to;

Kitchen:

Abt. 20' 0" x 8' 0" (6.10m x 2.44m) Double glazed window and French doors to garden. Range of fitted wall and base units with worktops. Stainless steel sink and drainer. Plumbing for an automatic washing machine. Oven and extractor fan. Dishwasher and radiator. Tiled floor.

Lounge:

Abt. 13' 4" x 10' 0" (4.06m x 3.05m) Double glazed window to front aspect. Radiator. Parquet flooring.

Bedroom One:

Abt. 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to rear aspect. Radiator. Parquet flooring.

Bedroom Two:

Abt. 10' 2" x 9' 0" (3.10m x 2.74m) Double glazed window to front aspect. Radiator. Parquet flooring.

Wet Room:

Abt. 6' 3" x 5' 4" (1.91m x 1.63m) Double glazed window to rear aspect Hand wash basin. Low level WC. Power shower. Heated towel rail.

Agents Note:

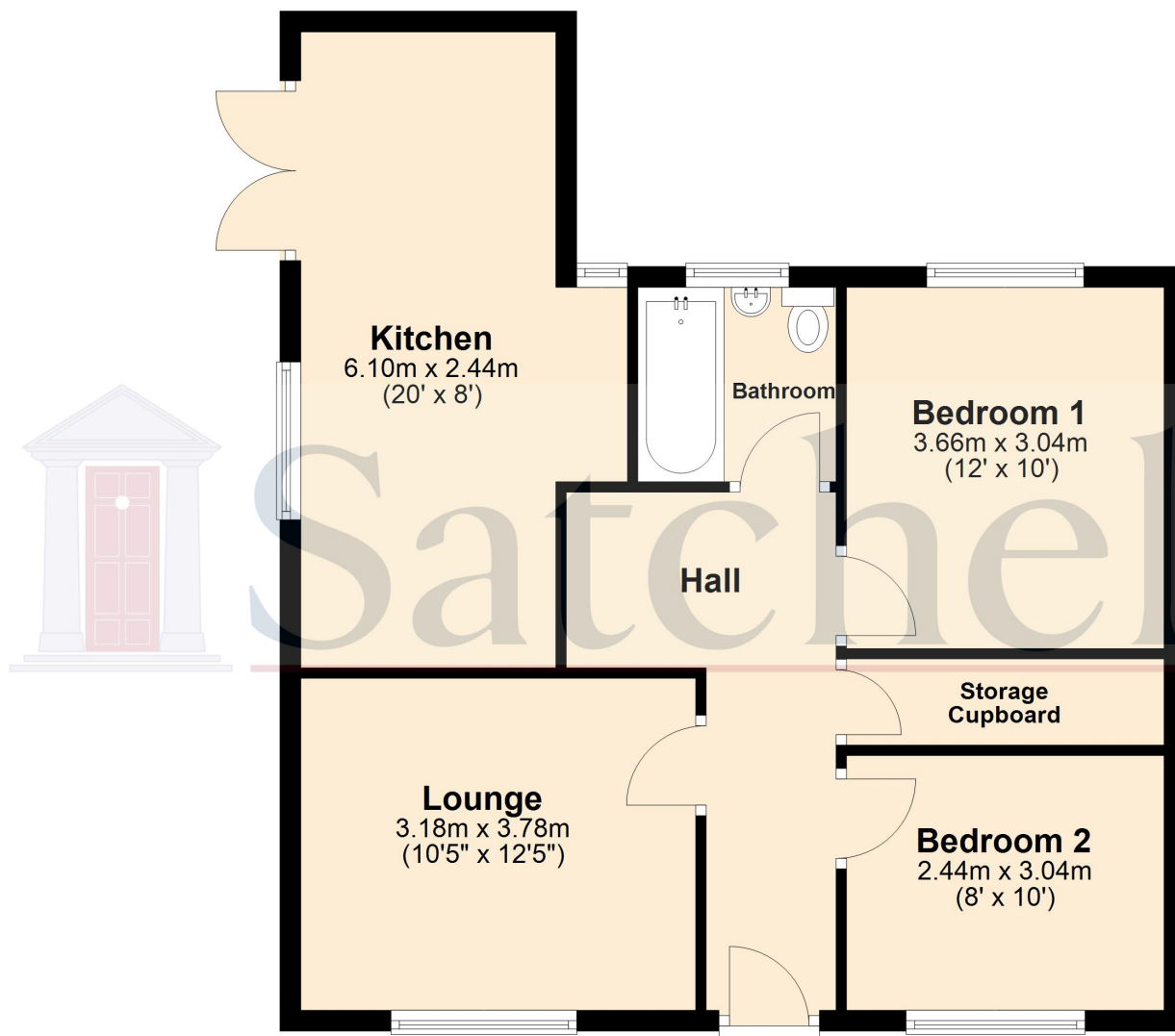
Draft particulars yet to be approved by vendor and may be subject to change.



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Ground Floor



For illustration 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.