18, Pepper Court

Baldock,
Hertfordshire, SG7 6BH
Leasehold £240,000

COUNTRY PROPERTIES
PART OF HUNTERS

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Viewing by appointment only

COUNTRY PROPERTIES
PART OF HUNTERS

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.

APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT / 69 SQM

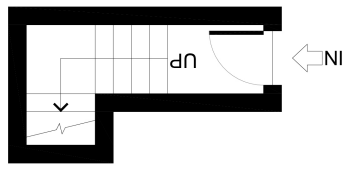
Ref: Copyright **photoplan**

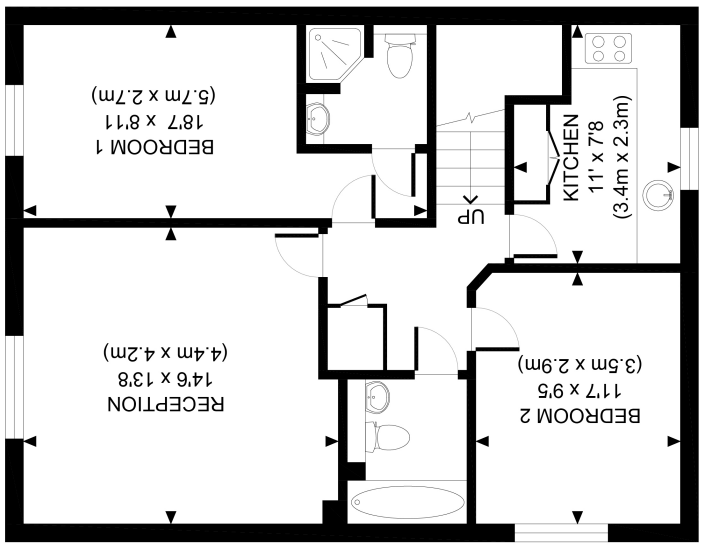
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

COUNTRY PROPERTIES
PART OF HUNTERS

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 696 SQ FT





Excellent first time/investment buy, two bedroom purpose built first floor apartment located on the high street and only 8 minutes walk to the train station (as per Google Maps). Situated behind a gated entrance the property offers fitted kitchen with integral appliances, two bathrooms, communal gardens and allocated parking.

- High street location
- 8 minutes walk to Baldock Train Station (as per Google Maps)
- Allocated parking space
- Communal gardens
- Fitted kitchen with integral appliances
- 2 double bedrooms.
- Two bathrooms
- For investment purposes approx. rental value £850-£875 PCM
- Long lease remaining

Ground floor

Entrance Hall

Stairs to first floor. Wall light poiint.

First floor

Landing

Hatch to loft. Video entry phone. Airing cupboard. Wall light point.

Living Room

14' 6" x 13' 8" (4.42m x 4.17m)
Window overlooking rear garden. Electric radiator. Wall light points.

Kitchen

11' 0" x 7' 8" (3.35m x 2.34m)
Range of floor and wall mounted units with worktop over and inset sink unit with mixer tap. Integrated stainless steel oven, hob and hood. microwave, fridge freezer and dishwasher. Window to front aspect.

Bedroom One

18' 7" x 18' 11" (5.66m x 5.77m)
Window to rear. Electric radiator.

Ensuite

Tiled suite comprising shower enclosure, WC and wash hand basin.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)
Window to front . Electric radiator.

Bathroom

Suite comprising bath with shower and screen over, wash hand basin and W.C. Wall and floor tiling.

Outside

Communal Garden

Attractive communal gardens laid to lawn with paved walkways and shrub beds. Entrance to the garden is accessed by residents only via a remote controlled gate.

Parking

Remote controlled gates leading to the parking area from the High Street.

Agent's Note

We have been advised by the vendor of the following:

Lease Details - There are 984 years left on the lease
Ground Rent - £350 per annum
Maintenance Charges - £1300 per annum to include gardening, lighting and gate maintenance

It is advised that any prospective purchaser has their solicitor confirm the above lease information and service/management charges, prior to exchange of contracts.