



17, Pryors Court

Baldock,

Hertfordshire, SG7 6QU

Share of Freehold - Guide Price £290,000

country
properties

A beautifully presented, light, airy and particularly spacious 2 double bedroom first floor maisonette in town centre location with garage! This fantastic grade 2 listed home located in Pryors Court in central Baldock is being offered to the market chain free and in an excellent internal condition throughout. On the ground floor the property offers a very large (approx. 14ft x 19ft) lounge that in turn leads to the generous kitchen/diner, on the first are 2 double bedrooms, a modern family bathroom and shared balcony off of bedroom no 1. Externally the property has a single garage with up & over door. With a lease length in excess of 900 years, town centre location within walking distance to all transport links and amenities, this wonderful home would suit first time buyers, buy to let investors and downsizers alike!

- 2 Double bedroom 1st floor maisonette
- Very well presented & particularly spacious throughout
- Balcony and garage
- Town centre location within walking distance to all amenities & train station
- Potential rental income circa £1200 PCM
- Chain Free!
- Share of freehold
- Council Tax band C / EPC rating E

Accommodation

Entrance Door to:-

Lounge

14' 6" x 18' 9" (4.42m x 5.71m)

Four windows to the front aspect, two radiators, stairs rising to the first floor, under stairs storage cupboard, opening to:

Kitchen/Diner

10' 0" x 18' 9" (3.05m x 5.71m)

Two windows to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral dishwasher & fridge, washing machine, freezer, cooker with extractor hood over.

First Floor

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)

Radiator, built in wardrobes, glazed double doors to shared balcony.

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)

Velux window to the rear aspect, radiator, built in wardrobes.



Bathroom

WC, wash hand basin, heated towel rail, bath with pressurised 'rainfall' shower over, handheld shower attachment and screen, Velux window to the rear.

External

Single garage in communal car park with up and over door.

Agent's Notes

Lease Details

Term: 01/10/2017 – 30/09/2016 – 992 years remaining

Service charge and ground rent: For period 01/10/24 – 30/09/25 £792.00 pa inclusive.

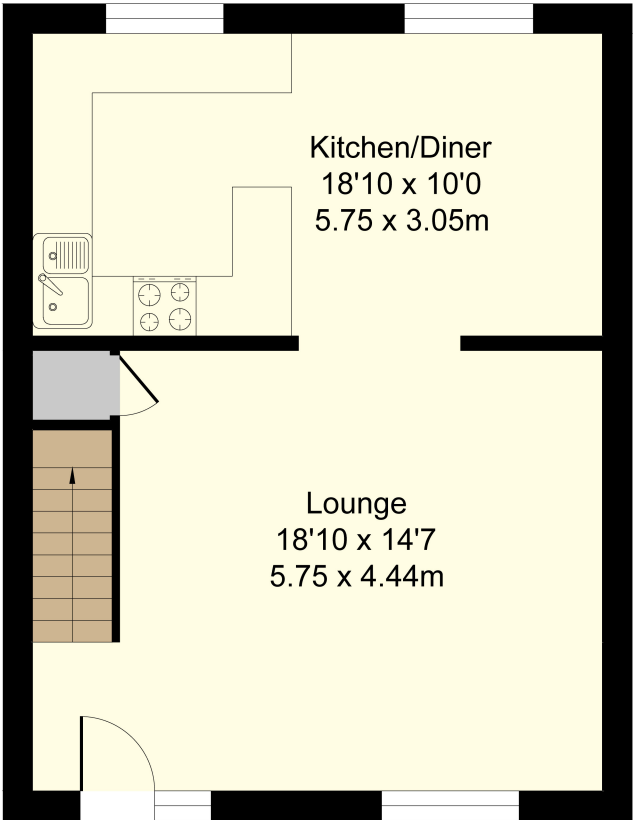




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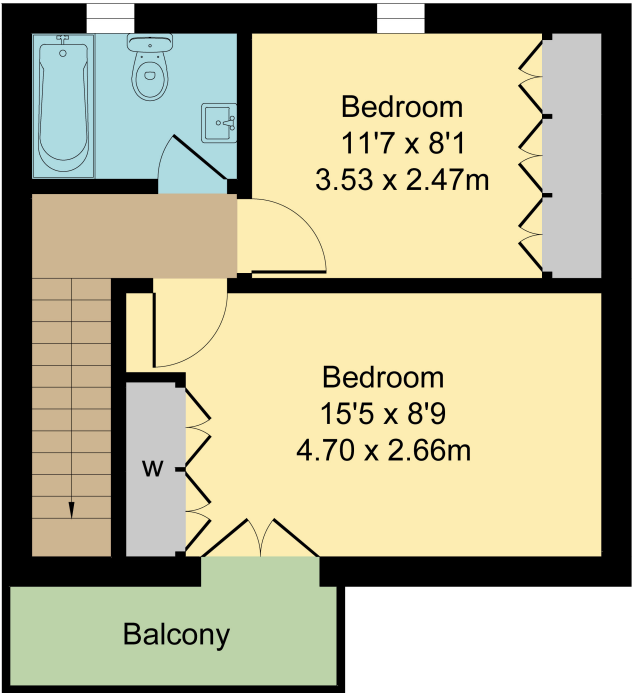
Ground Floor

Area: 49.1 m² ... 529 ft²



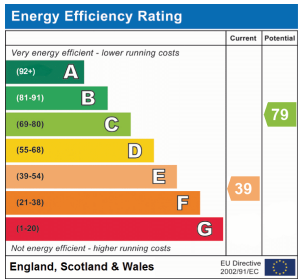
First Floor

Area: 29.5 m² ... 318 ft²



Total Area: 78.6 m² ... 847 ft²

All Measurements are approximate and for display purposes only



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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