



42b Nightingale Way, Baldock, Hertfordshire. SG7 6JT





1 Bedroom Flat

£165,000 Leasehold

Attention Investors. A spacious, light and airy first floor flat. Benefiting from off street parking and own front door. Large dual aspect lounge, ample sized kitchen diner and double bedroom. Currently achieving £900pcm giving a rental yield of 6.5%. New lease on completion and sale includes the Freehold title. Offered to the market chain free.

- One bedroom first floor flat
- Large dual aspect lounge
- Spacious kitchen/diner
- Short walk to town centre
- Off street parking for two cars
- Chain free
- EPC rating C. Council tax band A
- Freehold included
- Investment Opportunity
- New lease on completion

General Description

Entrance:

Upvc front door leading to beige carpeted staircase to first floor landing.

First Floor Landing:

Beige carpet to floor. White painted wooden framed window to front aspect, with doors to:

Kitchen:

Abt. 9' 3" x 9' 7" (2.82m x 2.92m) Wood effect lino flooring, range of shaker style base units, space for washing machine, space for freestanding cooker and hob. Single sink and drainer. Two wooden framed windows to rear aspect. Single radiator to right hand wall. Wall mounted boiler to right hand side of window. Extractor fan to ceiling.

Shower Room:

Wood effect lino flooring. Corner shower cubicle, WC and hand basin with pedestal under rear facing window. Single panel radiator to wall.

Lounge:

Abt. 20' 0" x 10' 2" (6.10m x 3.10m) Beige carpet to floor. Dual Aspect white painted wooden frame windows. Single panel radiators to under. Chimney breast to wall opposite entry door.

Bedroom:

Abt. 11' 0" x 9' 7" (3.35m x 2.92m) Beige carpet to floor. Wood frame window to front aspect, single panel radiator under. Chimney breast to far wall. Shelving to left hand side chimney breast.

Agents Note:

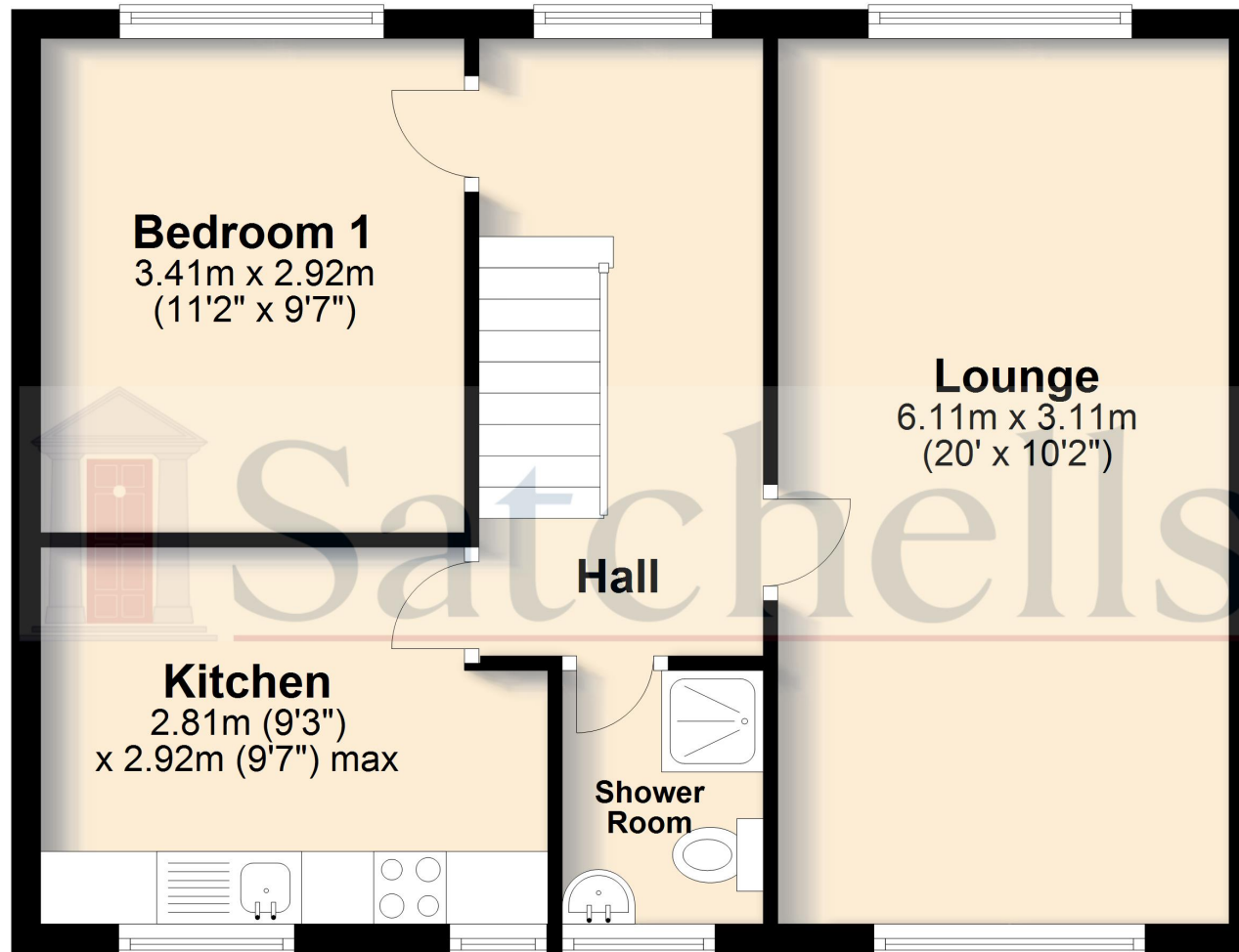
Draft particulars yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

First Floor



For illustrative 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.