



Apartment 12 Hayes House, Bowmans Green, Baldock SG7 5FA





2 Bedroom Apartment £265,000 Leasehold

A modern and popular development set in the heart of Baldock offering easy access to the bustling High Street and mainline station. The property benefits from two double bedrooms with an en-suite to the master, a modern kitchen and a large lounge. The property is offered on a chain free basis.

- Two double bedrooms
- Modern development
- Town centre location
- Two bathrooms
- Gas central heating
- Chain free
- Viewing highly recommended
- EPC rating B. Council tax band C

Ground Floor

Entrance:

Via communal entrance door. Stairs leading to second floor.

Second Floor

Hallway:

Fitted carpet. Storage cupboard.

Lounge:

Abt. 15' 0" x 12' 5" (4.57m x 3.78m) Double glazed windows to side and rear aspect. Fitted carpet. Radiator. Opens to kitchen.

Kitchen:

Range of fitted wall and base units. Oven, hob and extractor fan. Fitted dishwasher and washing machine. Stainless steel sink and drainer. Integrated fridge/freezer. Gas central heating boiler. Tiled floor.

Bedroom One:

Abt. 12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear aspect. Fitted carpet. Radiator. Opens to en-suite.

En-Suite:

Three piece suite comprising low level wc, hand wash basin and walk in shower cubicle.

Bedroom Two:

Abt. 11' 4" x 8' 8" (3.45m x 2.64m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bathroom:

Three piece suite comprising bath with shower over, hand wash basin and low level wc.

Agents Note:

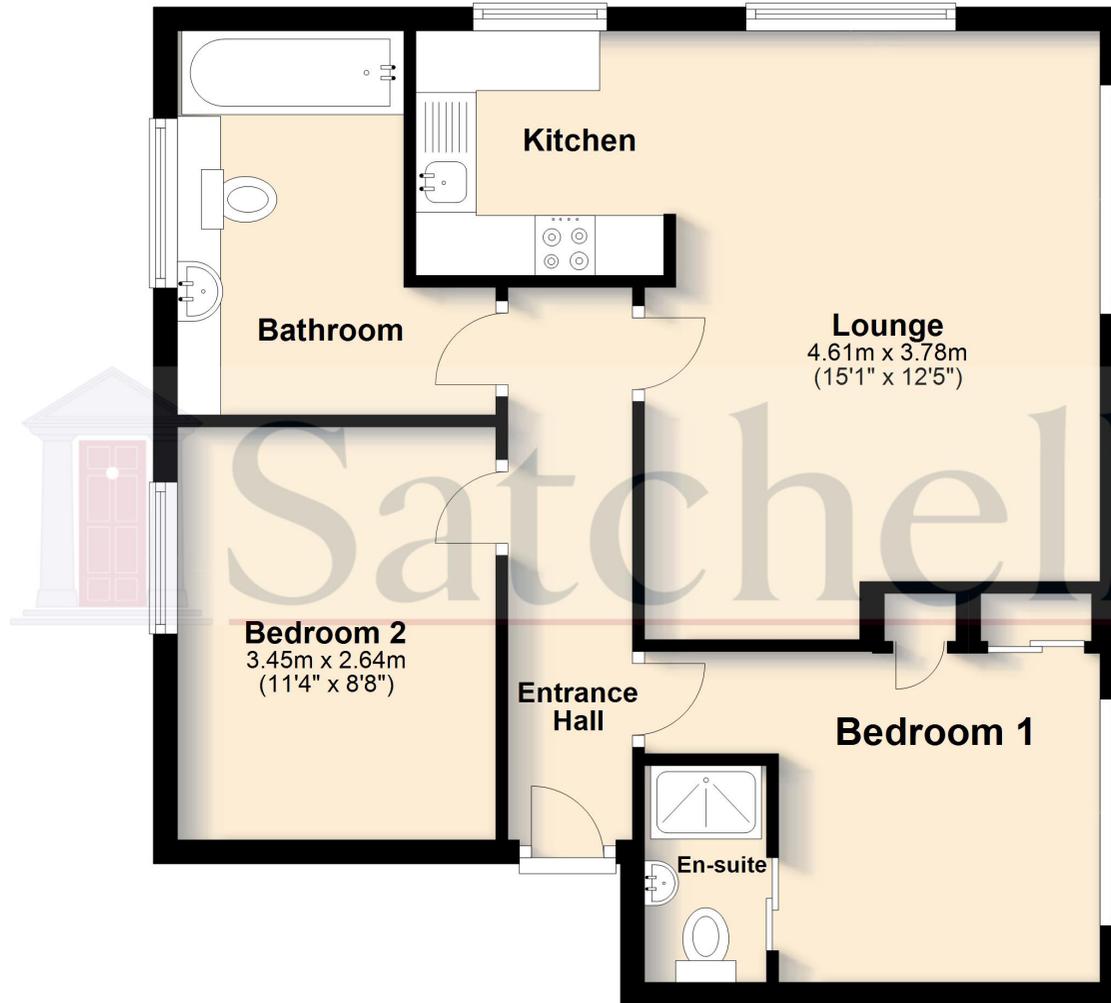
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

Second 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.