



Chauncy Gardens, Baldock, Hertfordshire. SG7 6SZ





1 Bedroom Studio Flat £115,000 Leasehold

Satchells Estate Agents presents to market this first floor studio flat. Set in this popular residential cul-de-sac, the property would make an ideal first time purchase or buy to let investment. The property is in very good condition throughout, and is offered to the market on a chain free basis. Early viewings highly recommended.

- Studio flat
- First floor
- Popular location
- Ideal investment
- Well presented
- Chain free
- Double glazed
- Viewings highly recommended
- EPC rating C. Council tax band A

Ground Floor

Entrance:

Via communal front door.

First Floor

Living Space:

Abt. 18' 3" x 14' 8" (5.56m x 4.47m) Double glazed window to front aspect. Wooden flooring. Space for lounge area and bed.

Kitchen:

Abt. 7' 1" x 5' 1" (2.16m x 1.55m) Double glazed window to rear aspect. Range of wall and base units with ample worksurfaces over. Stainless steel sink and drainer. Electric oven and hob.

Shower Room:

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



Additional Information

Agents Note:

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

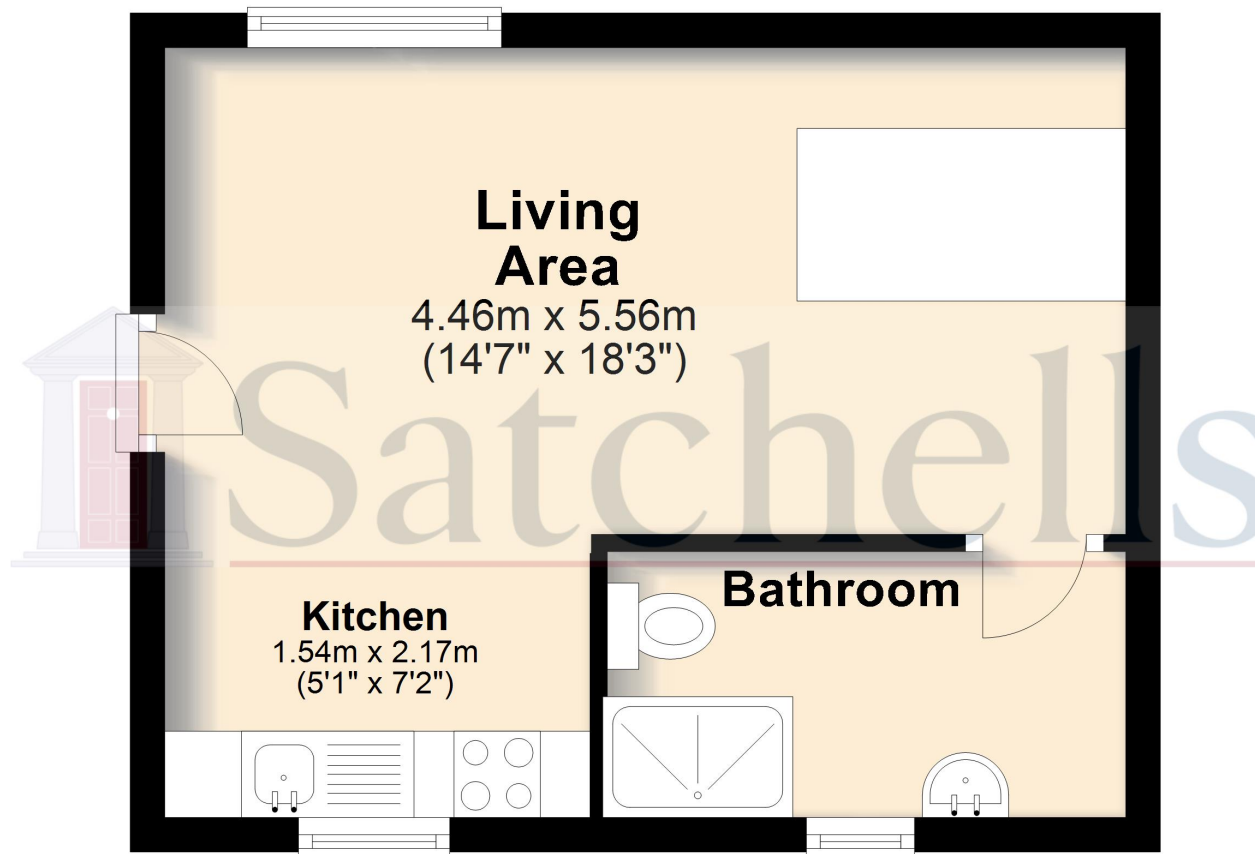
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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.



Ground 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.