



# Flat 12, Astonia House

High Street, Baldock,  
Hertfordshire, SG7 6BP

Leasehold Guide Price **£150,000**

country  
properties

A second floor apartment conveniently situated for the local shops and town centre. The property does require updating throughout and is being offered for sale CHAIN FREE!

- Modernisation required throughout
- One bedroom apartment
- Open plan kitchen/reception area
- Bathroom with sanitary wear ready for refurbishment
- Far reaching views to the rear.
- NO ONWARD CHAIN

## Ground Floor

### Lift and stairs to second floor.

### Second Floor Accommodation

### Entrance Hall

Entry phone system, large airing cupboard housing hot water cylinder, radiator.

### Kitchen

5' 8" x 7' 4" (1.73m x 2.24m)  
Matching wall and base level units with work surface over and inset sink with drainer. Space and supply for electric cooker with extractor over, space for fridge freezer, space and supply for washing machine. Open plan to:

### Lounge/Dining Room

13' 3" x 12' 7" (4.04m x 3.84m)  
Window to rear aspect, radiator, full length storage cupboard.



## Bathroom

Wash hand basin, low level W.C, panelled bath, wall mounted electric towel rail.

## Bedroom

8' 5" x 9' 2" (2.57m x 2.79m)  
Radiator, Velux window.

## Outside

Off road parking for one car in rear car park.

## Agents Note:

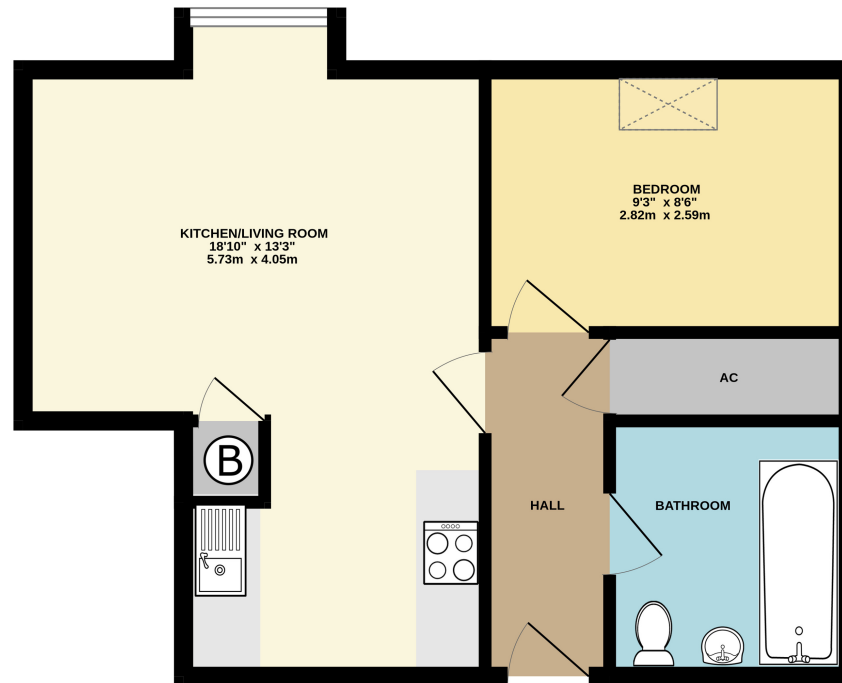
Lease details:

125 years from 1988. 90 years left

Ground Rent/Maintenance Charges:  
£431.69 per quarter.



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 388 sq.ft. (36.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties