



ALL ENQUIRIES
TO LET
Brown & Lee
01438 316655

Flat 1, 3 High Street

Baldock,
Hertfordshire, SG7 6BA
£259,995

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer this beautiful Grade II Listed property which has been sympathetically divided into 5 contemporary 1 and 2 bedroom apartments. Each apartment is unique with quality kitchens and bathrooms offering spacious living space, high ceilings, wooden sash windows and many original features that complement each property forming part of this stunning traditional building. Baldock is a market town offering a mix of services, retail outlets and places to eat, drink and socialise, along with sporting and leisure facilities. There are multiple schools including the Knights Templar secondary academy. For transport, Baldock is just off the A1 and benefits from a mainline station. The properties are situated within a 5 minute walk from the station to commute to London and Cambridge.

- Ground floor apartment
- Double bedroom
- Open plan kitchen/living room
- Bathroom
- Private courtyard
- Basement

Bathroom

10' 4" x 5' 7" (3.15m x 1.70m)
Bath with rain water shower attachment over.
Low level WC. Wash hand basin.

Private Courtyard

16' 10" x 16' 1" (5.13m x 4.90m)

Basement

Ground Floor

Entrance Hall

Door to:-

Kitchen Area

13' 1" x 10' 11" (3.99m x 3.33m)
Modern fitted kitchen with integrated appliances.

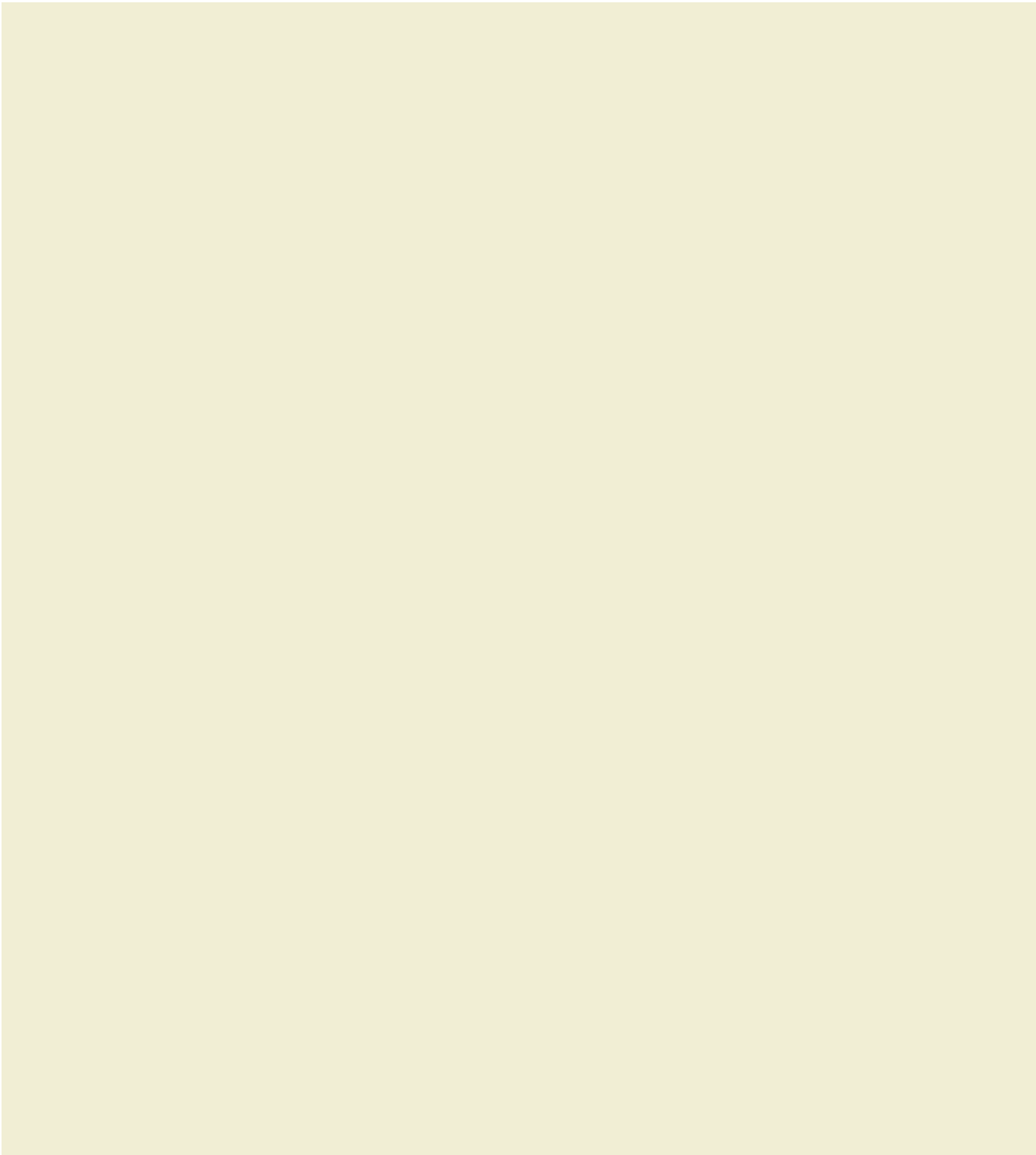
Living Room

15' 11" x 10' 2" (4.85m x 3.10m)
Door to stairs leading down to basement.
Double doors to private courtyard.

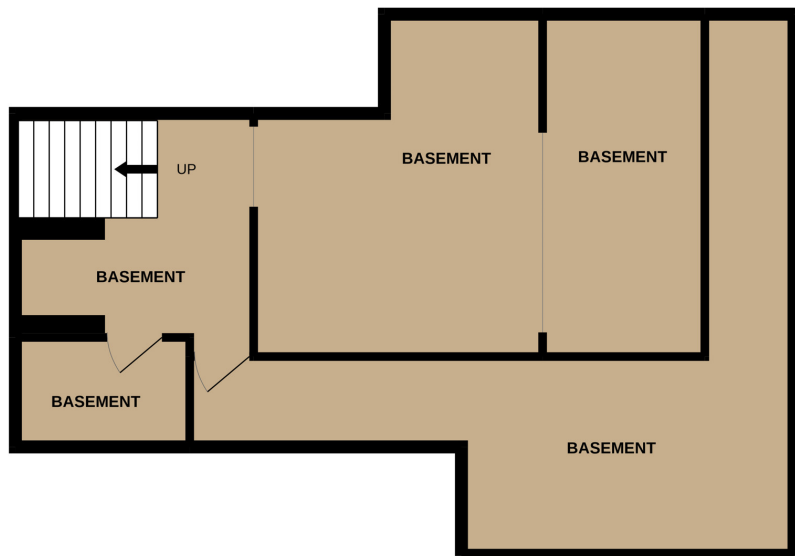
Bedroom

16' 1" x 8' 8" (4.90m x 2.64m)
2 windows and double doors to private courtyard. Door to inner hall with storage cupboard and door to:-





BASEMENT
301 sq.ft. (28.0 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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.
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Viewing by appointment only

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