



The Maltings

Flat 11, Green Lane, Ashwell, Baldock,
Hertfordshire, SG7 5LW

Leasehold, Guide Price £220,000

country
properties

Beautifully presented 1 bedroom first floor apartment in a sought after village location! Located in The Maltings, Green Lane, Ashwell this fantastic apartment has been fully re-furbished by the current owner to a high specification throughout and is offered chain free!

- Chain free!
- Beautifully presented throughout
- Communal gardens
- Large double bedroom
- Council tax band B
- EPC rating C
- 965 Year lease
- Potential rental income circa £1000 PCM
- Allocated parking for one car

Accommodation

Entrance Hallway

Radiator, airing/storage cupboard, doors to:

Living Area

21' 1" x 10' 4" (6.43m x 3.15m)
Window to the side aspect, radiator, range of base level and wall mounted units with a quartz work surface over, inset sink with drainer, breakfast bar, integral oven/grill with induction hob and extractor fan over, space for a washing machine, dishwasher and large fridge/freezer.

Bedroom

10' 8" x 12' 9" (3.25m x 3.89m)
Window to the side aspect, radiator.

Bathroom

5' 7" x 7' 2" (1.70m x 2.18m)
Heated towel rail, WC, wash hand basin, free standing roll top bath with shower attachment.



External

Communal gardens and parking for one car.

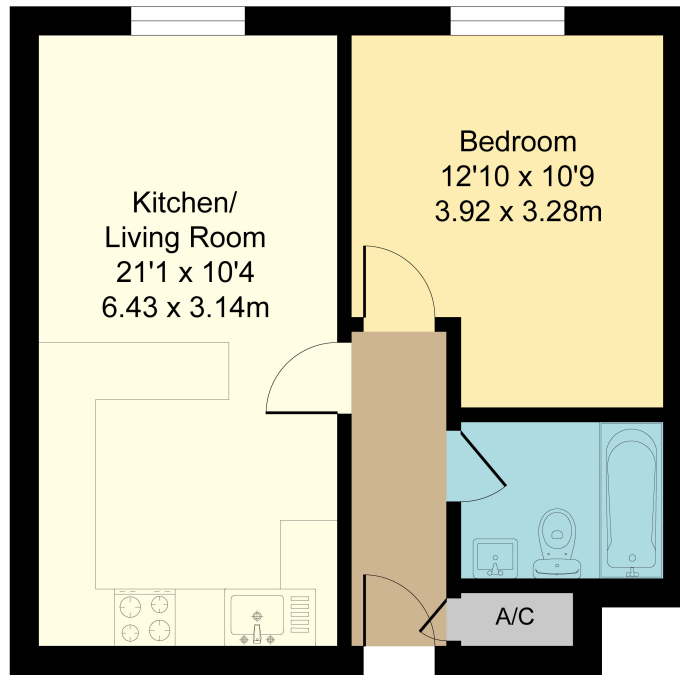
Agents Notes

Lease Details

Lease Term - 999 Years remaining from 1st January 1990
Ground Rent & Service Charge - £1754.00 Per Annum



Flat 11, The Maltings, Ashwell



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total Area: 42.11 m² ... 453 ft²

All Measurements are approximate and for display purposes only

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

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