

A three-story apartment building with a mix of red brick and cream-colored panels. The building has multiple windows with white frames. A sign on the brick wall reads "41-43 The Tene". The building is set against a blue sky with white clouds. There are trees and a lawn in the foreground.

# 41, The Tene

BALDOCK,  
Hertfordshire, SG7 6DG  
£240,000

country  
properties

We are delighted to bring to market a spacious 2 double bedroom top floor flat in central Baldock with communal gardens. This property is also very close by to the high street and is within walking distance to Baldock train station being only 0.5 miles away, allowing easy access to transport links, local shops and cafes.

- Top floor flat
- 2 Bedrooms
- Kitchen
- Lounge
- Communal gardens to the side and rear
- Central location

## Accommodation

### Hallway

Laminate flooring throughout, built in cupboard, radiator.

### Lounge

13' 5" x 15' 3" (4.09m x 4.65m)

Windows to the rear and side aspect, laminate flooring, double radiator.

### Kitchen

11' 2" x 10' 5" (3.40m x 3.17m)

Double glazed windows to the front aspect, wall and base units, space for a washing machine, integral oven and gas hob, space for fridge/freezer, double drainer sink, partially tiled walls, double radiator, boiler, lino flooring.

### Master Bedroom

13' 5" x 9' 1" (4.09m x 2.77m)

Window to the rear aspect, built in wardrobe, double radiator, laminate flooring.

### Bedroom Two

8' 5" x 13' 3" (2.57m x 4.04m)

Window to the front aspect, laminate flooring, double radiator.



## Bathroom

5' 2" x 10' 4" (1.57m x 3.15m)

Tiled flooring, shower cubicle with partially tiled walls, mixer tap, heated towel rail, tiled splash back, WC.

## External

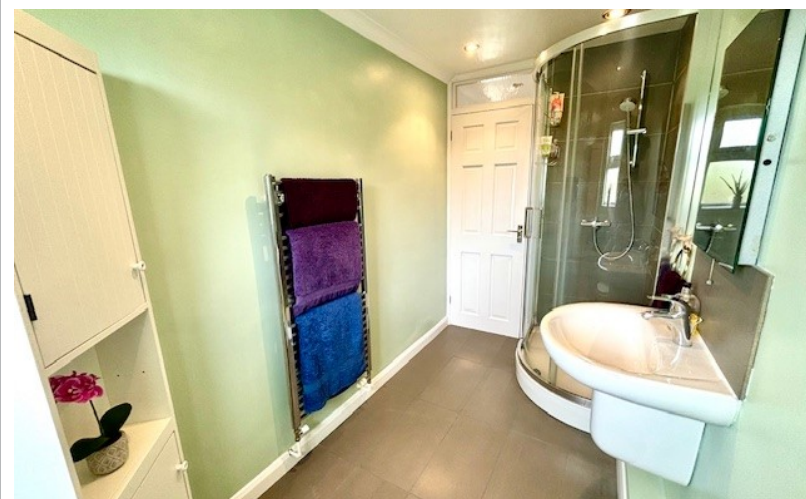
Communal gardens to the side and the rear of the property, bin store.

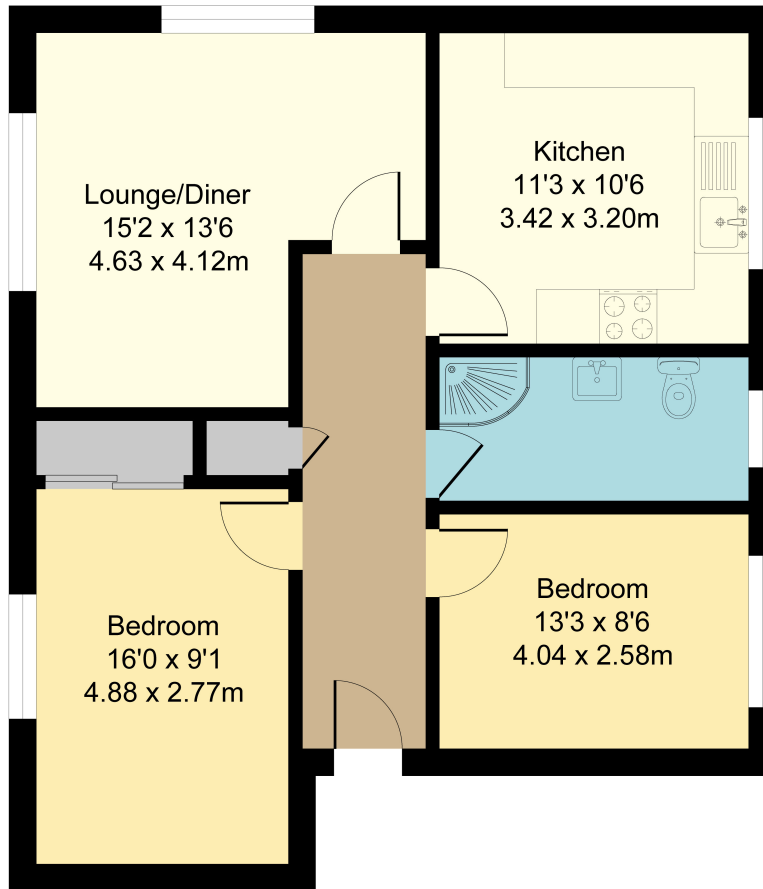
## Leasehold Information

Lease Length: 125 years from 10/02/2003 - 103 years remaining

Ground Rent: £10 per annum.

Service Charge: £169 per quarter - £679 per annum.





Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>  
 All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
		EU Directive 2002/91/EC	

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

Viewing by appointment only

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