



Pearl Court

Whitehorse Street, BALDOCK,
Hertfordshire, SG7 6XR

Share of Freehold - Offers in Excess of £190,000

country
properties

* SHARE OF FREEHOLD* Low Maintenance charges for this well presented one double bedroom top floor flat located in central Baldock, close to station and offered with no upward chain. This wonderful property is ideal for first time buyers and investors alike!

- Chain free!!
- Presented to a high standard throughout
- Solid wood flooring
- Gated & allocated off road parking
- Central location
- Long lease
- Potential rental income circa - £900 - £950 pcm
- Freehold owned by Leaseholders
- Council Tax band B
- EPC rating D

Top Floor Accommodation

Entrance Hallway

Airing/Storage cupboard, wall mounted electric heater, doors to:

Bedroom

9' 1" x 10' 0" (2.77m x 3.05m)

Window to rear aspect, wall mounted electric heater.

Bathroom

Free standing double shower cubicle with power shower, frosted window to front aspect, heated towel rail, hanging W.C, wash hand basin.

Lounge/Dining Room

12' 3" x 16' 0" (max) (3.73m x 4.88m)

Window to front aspect, wall mounted electric heater, opening to:

Kitchen

8' 5" x 5' 3" (2.57m x 1.60m)

Window to rear aspect, base level units with work surface over and inset sink with drainer, space for fridge freezer and washing machine, integral oven and grill, induction hob with extractor over.

External

Parking

Gated private car park with 1 allocated parking space.



Baldock

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10.

Agent's Notes

Lease Details

Lease Term – 1st January 1999 – 31st December 2997 (973 years remaining)

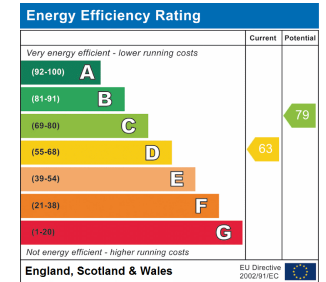
Service Charge – £1,050.00 per annum

Ground Rent – included above

Freehold owned by Leaseholders



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq.ft. (35.1 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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