



# Chiltern Road

Baldock,  
Hertfordshire, SG7 6LU  
£275,000

country  
properties

A well-presented and recently renovated two-bedroom first floor maisonette benefiting from its own generous private garden, a recently fitted modern high-gloss kitchen, and a stylishly refurbished shower room. This fantastic home is ideal for first-time buyers, young families, investors, or downsizers alike.

The property offers bright and well-proportioned accommodation throughout. A spacious and welcoming entrance hallway, accessed via a private staircase, leads to all rooms. The bay-fronted lounge is particularly impressive, featuring high skirting boards and an abundance of natural light, creating a comfortable and inviting living space.

The recently re-fitted kitchen has been thoughtfully designed with a range of base and wall-mounted units, ample work surfaces, an integrated oven, additional integrated appliances, and a useful storage cupboard. Finished with modern tiled flooring and ceiling spotlights, the space is both practical and stylish.

There are two generously sized double bedrooms, with the principal bedroom with fitted carpets enjoying pleasant views over the rear garden. The recently refurbished shower room is finished to a high standard and comprises a walk-in shower with rainfall head and additional handheld attachment, wall-mounted WC, integrated vanity units with wash hand basin, heated towel rail, marble-effect tiled walls and flooring, with contemporary LED lighting.

Externally, the property truly stands out with its spacious, well-maintained, and low-maintenance private rear garden. Accessed via a short pathway, the garden opens to a large multi-level decked area, complemented by low-maintenance artificial lawn and gravel borders, all surrounded by mature trees and shrubs within planted borders. Further benefits include a brick outbuilding with light and power ideal for storage.

Lease Information: 125-year lease from March 2014, with approximately 113 years remaining (as advised by the vendor).

A superb opportunity to acquire a stylish, move-in-ready home with excellent outdoor space in a convenient and sought-after setting. Early viewing is highly recommended.

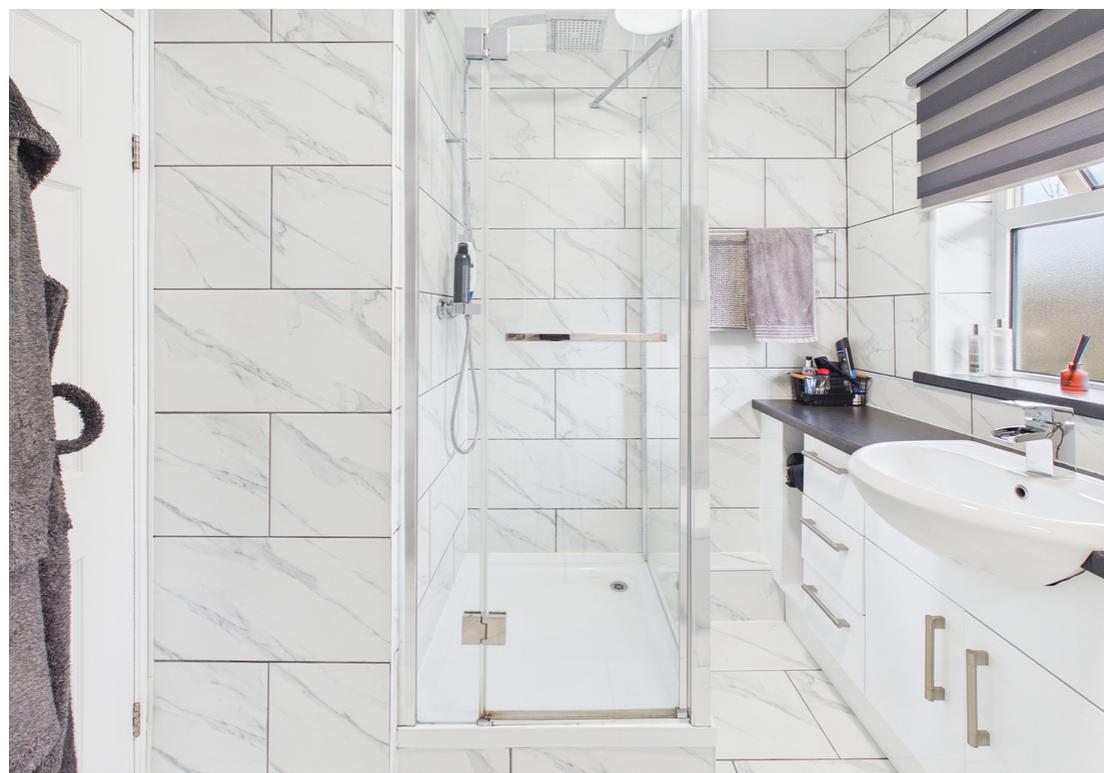
#### Location

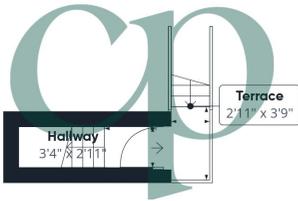
Baldock is a historic market town in Hertfordshire, benefitting from a mainline railway station with direct links to London and Cambridge. The town centre offers a wide range of amenities including independent shops, popular public houses, restaurants, cafés, and local butchers. Baldock is particularly popular with commuters due to its direct access to the A1 and convenient links to the A505 and A10. The property is ideally positioned within a short walking distance of the highly regarded Knights Templar Secondary School.

- 2 Bedroom - 1 Bathroom - First Floor Maisonette
- Immaculately presented - inside and out
- Generous private rear garden
- Recently renovated throughout
- Lease - 113 years remaining
- Ground Rent - £10 PA / Service Charge - £523.40 PA
- Council Tax Band B - EPC Rating C

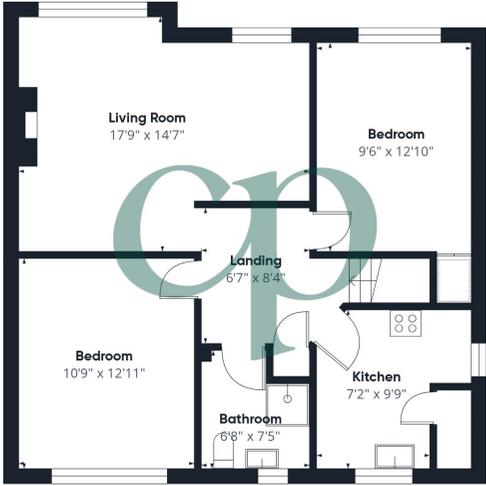








Floor 1



Floor 2



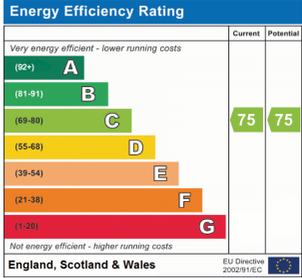
Approximate total area<sup>(1)</sup>  
725 ft<sup>2</sup>

Balconies and terraces  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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