



High Street, Baldock, Hertfordshire. SG7 6BG





1 Bedroom Apartment

Offers in Excess of £145,000 Leasehold

A larger than average first floor apartment, set in the heart of Baldock, offering easy access to all bars, shops and restaurants. The property benefits from a roof terrace area and a shared outside space. Due to the current short lease of 74 years remaining we believe the property would make an ideal buy to let or first-time purchase.

- One bedroom
- Town centre location
- Larger than average
- Ideal rental investment
- Terrace area
- Shared outside space
- Early viewing recommended
- EPC rating D. Council tax band B

First Floor

Entrance:

Via wooden front door.

Hallway:

Fitted carpet. Doors to:

Living Room:

Abt. 15' 4" x 12' 8" (4.67m x 3.86m) Window to side aspect. Radiator. Fitted carpet.

Kitchen:

Abt. 9' 8" x 5' 10" (2.95m x 1.78m) Window to rear aspect. Range of wall and base units. Sink and drainer. Plumbing for washing machine.

Bedroom:

Abt. 15' 0" x 9' 4" (4.57m x 2.84m) Single glazed window to front aspect. Radiator. Fitted carpet.

Bathroom:

Three piece suite comprising panelled bath, pedestal wash hand basin and low level wc.

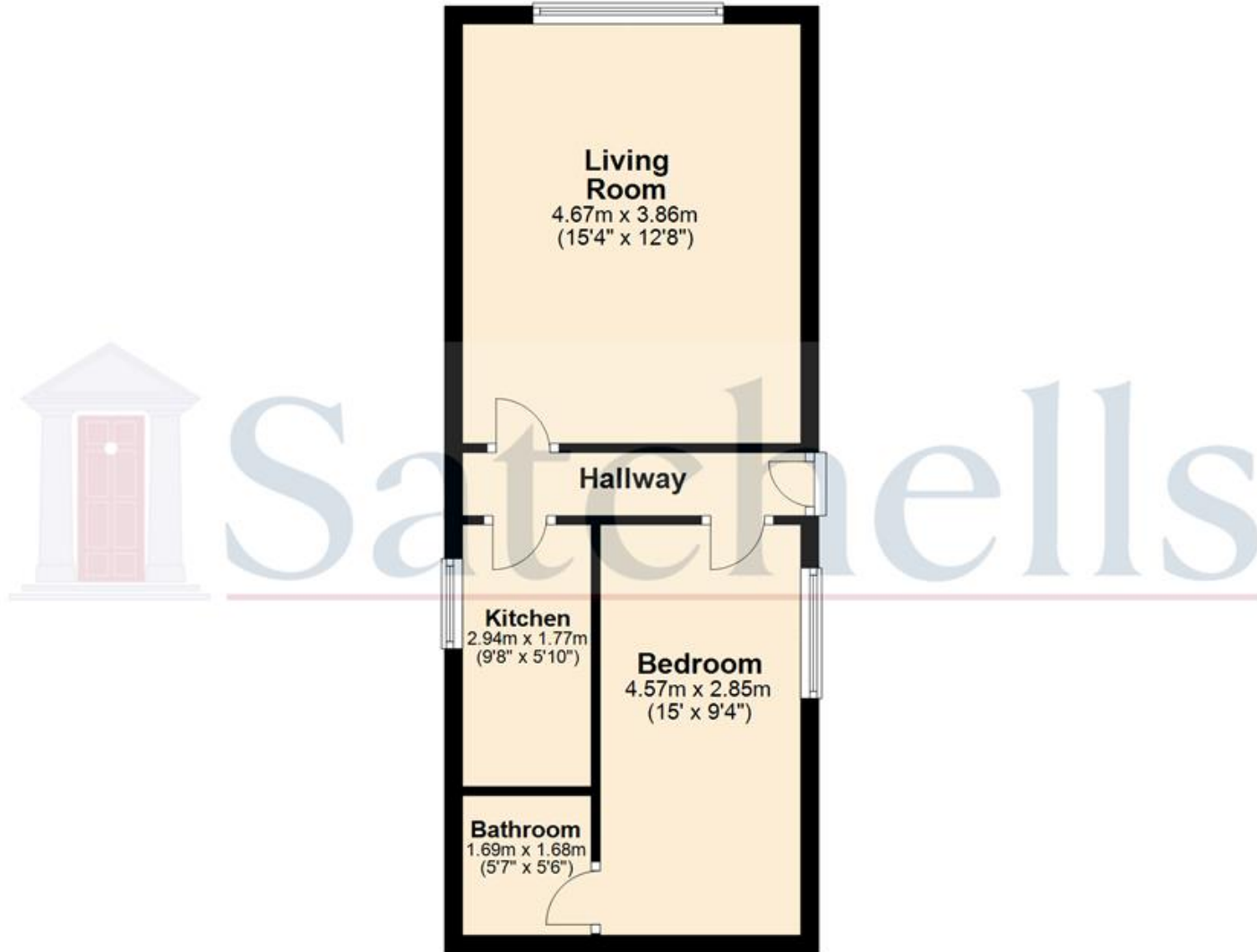
Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.