



# 7, Heath Hall High Street

Baldock,  
Hertfordshire, SG7 6DT

**Leasehold - Offers in Excess of £250,000**

country  
properties



This very well-presented and ready to move into GROUND FLOOR apartment is perfect for any first-time buyer or investor. Heath Hall comprises of two genuine double bedrooms, separate kitchen, sizeable lounge, well-maintained communal gardens, garage and allocated parking for one car.

Situated on Baldock High Street it provides convenient access to a variety of local amenities such as the nearby pharmacy, doctors surgery, supermarket and other close by shops/cafes. Heath Hall is also in a favourable location, positioned only 0.7 miles away from Baldock Train Station it is also the perfect home for anyone who may need excellent transport links for their daily commute.

- Ground floor apartment
- Communal gardens to front and rear
- Garage
- Allocated parking
- Prime location
- Council Tax Band C & EPC Rating E

## Ground Floor

### Entrance Hallway

16' 0" x 3' 0" (4.88m x 0.91m)  
Electric heater, storage cupboard.

### Kitchen

7' 1" x 11' 2" (2.16m x 3.40m)  
Range of wall and base units with roll top work surface, single drainer unit sink, space for a fridge and gas oven, double glazed window to the rear aspect, partially tiled walls.

### Lounge

13' 2" x 12' 8" (4.01m x 3.86m)  
Electric heater, window to the front aspect, telephone point.

### Bedroom One

13' 2" x 12' 8" (4.01m x 3.86m)  
Window to the front aspect, electric heater.

### Bedroom Two

14' 0" x 9' 0" (4.27m x 2.74m)  
Window to the rear aspect, heater.

### Bathroom

Wash hand basin, tiled walls and floor, bath, airing cupboard, window to the rear aspect.





External

Communal gardens and one allocated parking space.

Garage

En-bloc with up & over door.

Agents Notes

Lease Details

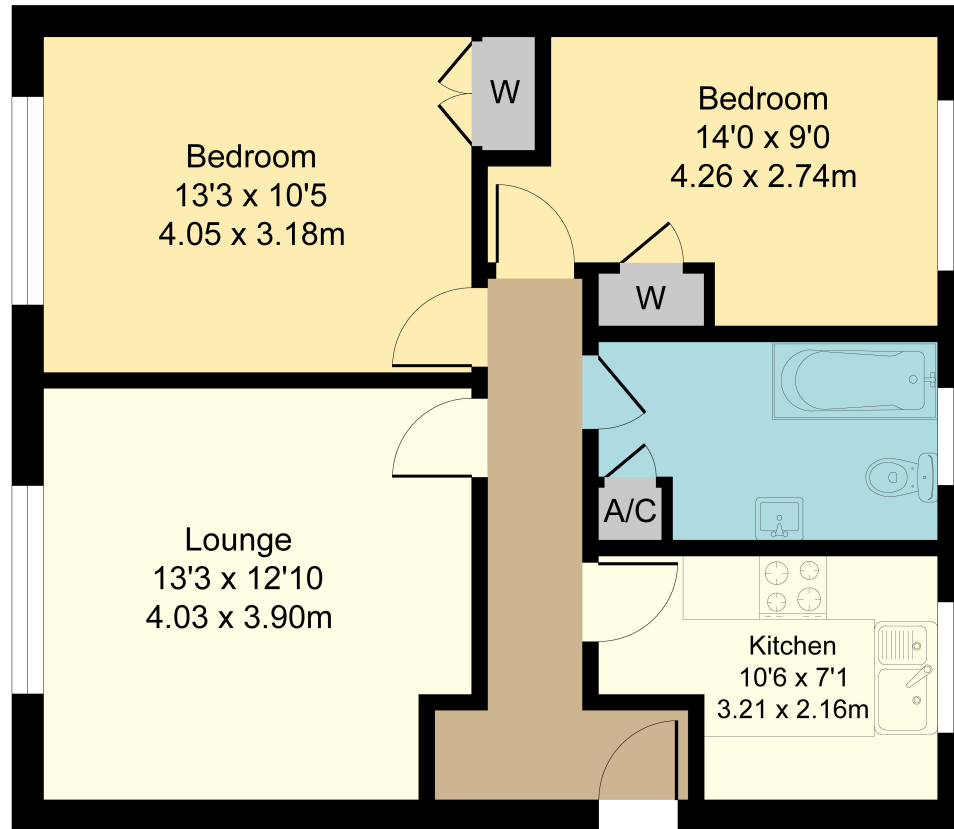
Lease Term - 200 Years From  
1st January 1981 (158 years  
remaining)

Service Charge - £90.00 Per  
Month

Ground Rent - N/A



# 7 Heath Hall, Baldock



Total Area: 59.4 m<sup>2</sup> ... 640 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	42	55
	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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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