



Lavender Court, Baldock, Hertfordshire. SG7 5AR

| Satchells



2 Bedroom Flat

£295,000 Share of Freehold

Must be viewed!!! A ground floor garden flat situated in this central town location. The property benefits from a 20ft kitchen, large lounge, and 2 double bedrooms. Outside is a large garden and garage.

- Two bedrooms
- Ground floor
- Garden
- Garage
- Excellent condition
- Share of freehold
- Chain free
- 937 left years on lease. £25 ground rent. £300 service charge
- EPC rating C. Council tax band B

Ground Floor

Hall:

Abt. 15' 0" x 7' 2" (4.57m x 2.18m) Parquet flooring. Storage cupboard. Door to;

Kitchen:

Abt. 20' 0" x 8' 0" (6.10m x 2.44m) Double glazed window and French doors to garden. Range of fitted wall and base units with worktops. Stainless steel sink and drainer. Plumbing for an automatic washing machine. Oven and extractor fan. Dishwasher and radiator. Tiled floor.

Lounge:

Abt. 13' 4" x 10' 0" (4.06m x 3.05m) Double glazed window to front aspect. Radiator. Parquet flooring.

Bedroom One:

Abt. 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to rear aspect. Radiator. Parquet flooring.

Bedroom Two:

Abt. 10' 2" x 9' 0" (3.10m x 2.74m) Double glazed window to front aspect. Radiator. Parquet flooring.

Wet Room:

Abt. 6' 3" x 5' 4" (1.91m x 1.63m) Double glazed window to rear aspect. Hand wash basin. Low level WC. Power shower. Heated towel rail.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

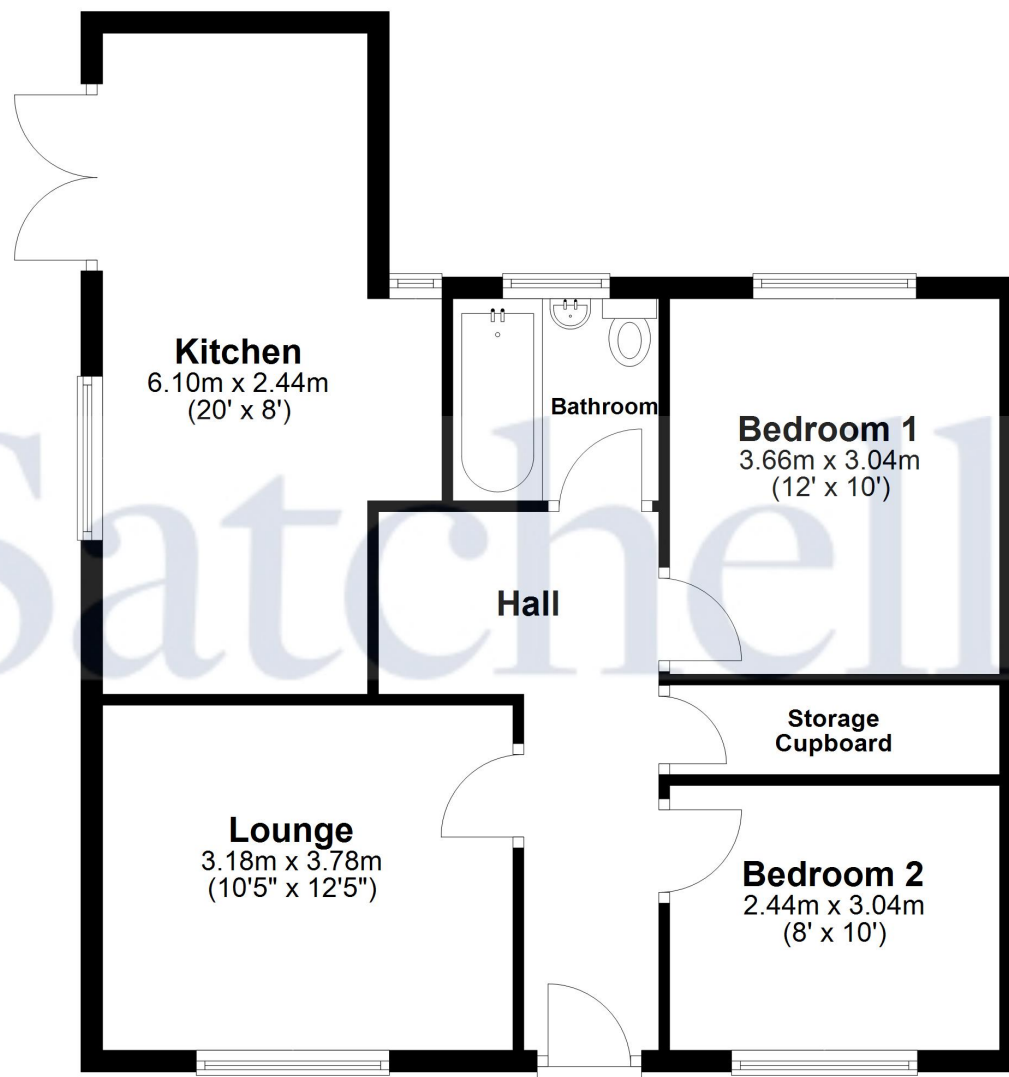
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

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Ground 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.