



PRIVATE  
PROPERTY  
RESIDENTS  
ONLY

NO SMOKING IN  
COMMON AREAS  
PLEASE  
RESPECT YOUR  
NEIGHBOURS

# 59, Hillcrest

Baldock,  
Hertfordshire, SG7 6NF  
Leasehold £250,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A remarkably spacious 2 double bedroom top floor flat in central Baldock location with single garage and communal gardens, within short walking distance to all local amenities, offered to the market chain free!

- 2 Double Bedrooms
- Spacious accommodation throughout
- Garage and brick storage shed
- Sought after, central location
- Long lease
- Potential rental income circa £1100 PCM
- Chain free

## Accommodation

**Communal entrance, wall mounted mail box, stairs to First & Second Floor**

### Entrance Hall

Radiator, storage cupboard x 2, doors to:

### Shower Room

8' 7" x 4' 6" (2.62m x 1.37m)  
W.C, wash hand basin, heated towel rail, shower cubicle.

### Kitchen

11' 5" x 10' 7" (3.48m x 3.23m)  
Window to front aspect x 2, range of wall mounted and base level units with work surface over, inset butler sink, breakfast bar, range style gas cooker with extractor over, integral dishwasher, space and plumbing for washing machine, space for large American style fridge freezer.

### Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)  
Window to rear aspect, radiator, built-in wardrobes.

### Bedroom 1

11' 4" x 11' 9" (3.45m x 3.58m)  
Window to rear aspect, radiator.

### Lounge

17' 0" x 11' 5" (5.18m x 3.48m)  
Radiator, window to front aspect.



## External

**Communal gardens to front and rear.**

Single garage en-bloc and brick storage shed en-bloc to rear. Non allocated residents only private parking.

### **Lease details:**

Term: Lease term from 01/01/1988 - 31/12/2176 - 153 years remaining.

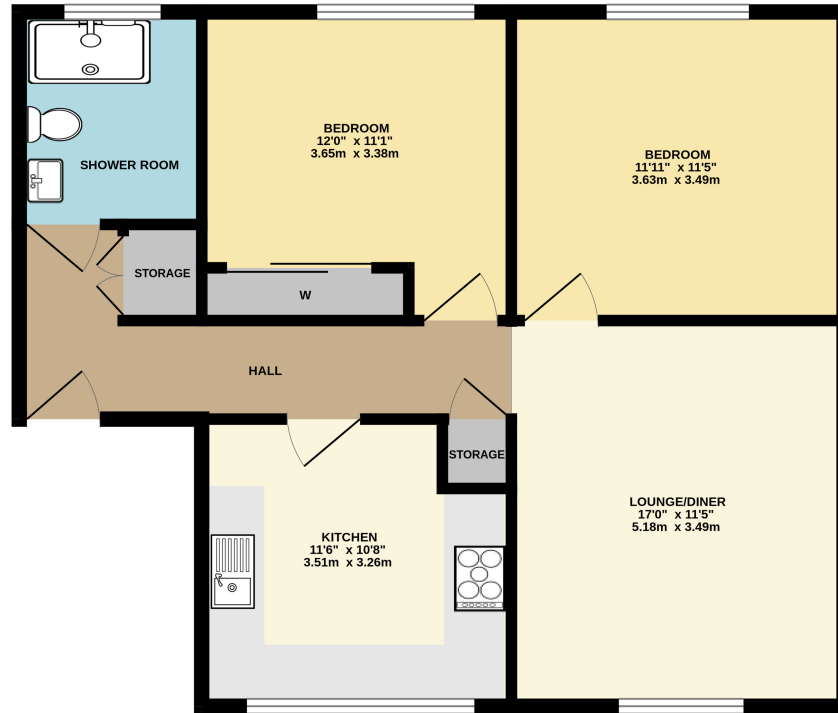
Maintenance Charge: £1237 per annum.

Ground Rent: £65 per annum.





GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	63	76
England, Scotland & Wales		
		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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