



1 Raban Court
Royston Road, Baldock,
Hertfordshire, SG7 6PL
Leasehold, Guide Price **£215,000**

country
properties

A characterful, very well presented and spacious 1 bedroom ground floor flat within an historic Grade 2 listed building which is situated in the heart of Baldock! This property has character features such as the Inglenook fireplace and exposed beams alongside communal off road parking which is located in Raban Court and is within walking distance to all local amenities and transport links. This deceptively spacious ground floor flat would make an ideal first time, retirement or investment purchase!

- Spacious 1 bedroom ground floor flat
- Character features
- Grade 2 listed
- Chain Free!
- EPC Exempt (Grade 2 Listed)
- Council tax band B
- 935 Year lease
- Potential rental income circa £1050pcm

Accommodation

Entrance Porch

Radiator, window to the front aspect, door to:

Lounge/Diner

16' 5" x 15' 7" (5.00m x 4.75m)
Two windows to the front aspect, two radiators, inglenook fireplace, doors to kitchen and inner hall.

Kitchen

13' 5" x 5' 9" (4.09m x 1.75m)
Two windows to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, wall mounted gas central heating boiler, space for a washing machine, cooker and fridge/freezer.

Inner Hall

Doors to:

Bathroom

13' 0" x 7' 0" max (3.96m x 2.13m)
Radiator, window to the front aspect, WC, wash hand basin, bath with shower over.

Bedroom

15' 8" x 9' 5" (4.78m x 2.87m)
Three windows to the side aspect, radiator.



External

Low maintenance, flower beds/border in a lovely quiet gravelled communal courtyard with non-allocated communal parking.

Agents Notes

Lease Details

Term: 999 years commencing:
01/01/1960 – 935 years remaining
Ground Rent: £18 per annum
Service charge: TBC





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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