



# Icknield Corner

Icknield Way, Baldock,  
Hertfordshire, SG7 5AN  
OIEO £230,000

country  
properties



A spacious freshly decorated two-bedroom ground floor apartment ideally situated within walking distance of Baldock's historic town centre and just 0.3 miles (as per google maps) from the train station, offering excellent commuter links. This modern ground floor apartment is ideal for investment buyers, first time buyers, downsizers and commuters alike.

The property features an impressive 22ft open-plan living/dining room, creating a bright and versatile living space with French doors opening directly onto a small patio and allowing plenty of light and fresh air into the property. A modern fitted kitchen is positioned just off the main living area with a large serving hatch acting as a breakfast bar providing some separation between rooms. The Kitchen features a range of modern white wall and floor mounted units, a dark stone effect laminate worktop, modern subway tiled splash backs, under counter lighting and space for appliances. A large storage cupboard accessed from the hallway, directly opposite the kitchen offers space to house a fridge freezer but could also be fitted out as a generous pantry or kept as is for general storage.

There are two bedrooms, including a generous double bedroom with a window to the front aspect and ample space for fitted wardrobes and a second double bedroom with dual aspect windows to the front and side of the property.

The accommodation is completed by a contemporary three-piece bathroom suite with shower over bath, WC and hand wash basin.

Internally the property has been recently fitted with new carpets throughout and has been freshly painted, ready for the new owners to move in.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space. Available immediately and offered chain free. Early viewing is highly recommended to avoid disappointment.

#### Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

- 2 Bedrooms – 1 Bathroom
- Ground Floor Apartment situated on a Small Private Development.
- 22ft lounge/dining room and Modern fitted kitchen
- Offered Chain Free! Ready to move in!
- Council Tax Band C – EPC Rating B
- Just over 500 yards from Baldock's train station
- Lease – 979 Years Remaining – Ground Rent – Peppercorn – Service/Maintenance Charge £1000 PA



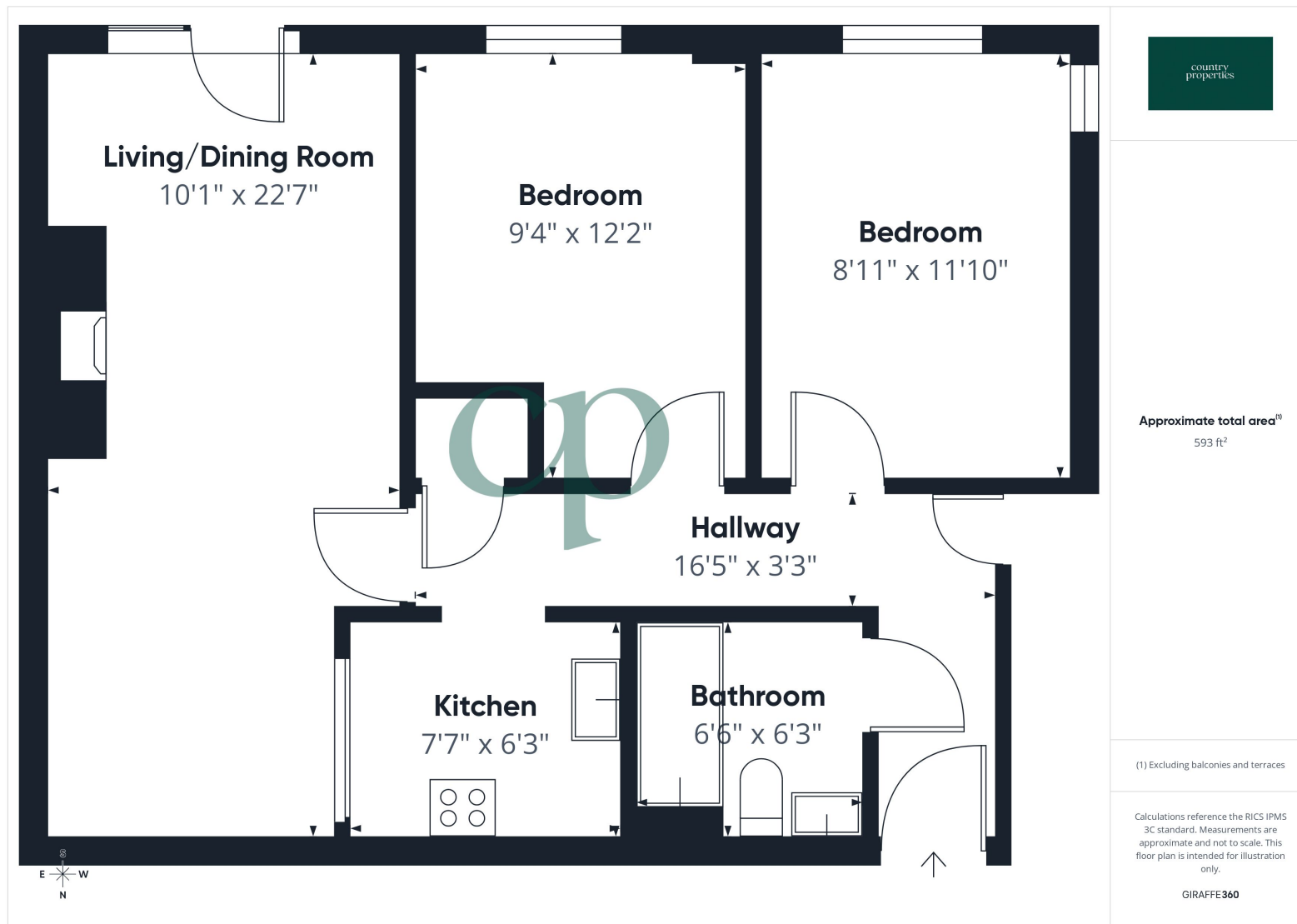












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	81	81
	EU Directive 2002/91/EC	

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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