



Hillside Park, Limekiln Lane, Baldock, Hertfordshire. SG7 6PH

| Satchells



2 Bedroom Park Home

O.I.R.O £35,000 Leasehold

Set in the heart of Baldock, in this popular Park home site is this charming two bedroom property.

The property offers good sized accommodation throughout and has a generous private garden. The property is offered to the market on a chain free basis.

To live in a park home you must have park home insurance, when a park home is over 50 years old you may need specialist insurance and we suggest for advice that you speak to Terrell Robotham at Assist Insurance Services for advice his telephone number is 01604 946 785 or e mail him on terrell.robertson@parkhomeassist.co.uk

- Two bedrooms
- Chain free
- Requires modernisation
- Popular park home site
- Central location
- EPC exempt. Council tax band A

Ground Floor

Lounge:

Abt. 11' 0" x 10' 0" (3.35m x 3.05m) Windows to front and side aspect. Radiator. Fitted carpet.

Kitchen:

Abt. 11' 0" x 10' 0" (3.35m x 3.05m) Range of fitted wall and base units with roll top work surfaces. Stainless steel sink and drainer. Window to side aspect.

Bathroom:

Suite comprising low level wc, panelled bath and hand wash basin. Fully tiled walls.

Bedroom One:

Abt. 10' 0" x 8' 5" (3.05m x 2.57m) Window to side aspect. Radiator.

Bedroom Two:

Abt. 7' 0" x 4' 5" (2.13m x 1.35m) Window to side aspect. Radiator.

Additional Information

Agents Note:

Draft particulars yet to be approved by the 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No

Mobile/Phone: Good

Tenure: Leasehold

Council Tax Band: A

Council tax payable: £1555 per year

Length of lease: TBC

Ground Rent details: TBC

Service charge Details: £196 per month

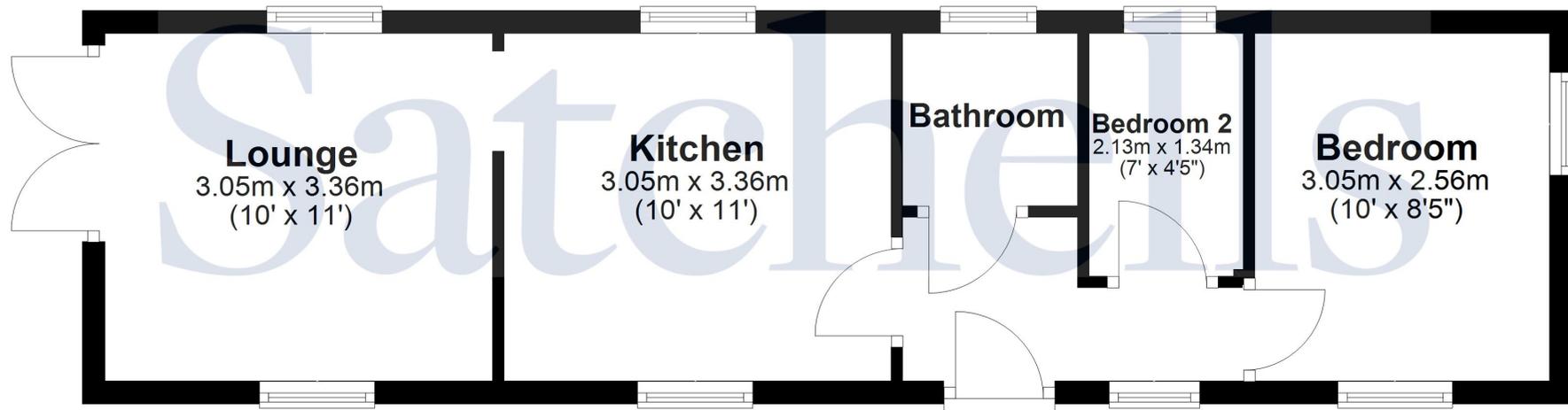
For further material information please contact the office marketing this property.



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 illustration 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.