



Dartons House, Church Street

Baldock,

Herts, SG7 5AF

Leasehold - Guide Price **£279,950**

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properties

A beautifully presented, light, bright and high specification two double bedroom ground floor flat in the very heart of Baldock! Located in Dartons House on Church St, central Baldock within very short walking distance to all town centre amenities including the close proximity to Baldock Station providing a direct, frequent service to several destinations including central London. This fantastic home benefits from its own external front door, allocated parking and access to the small communal garden at the rear. Internally the home is immaculately presented throughout with a fully fitted kitchen/living area, spacious family bathroom and two generous double bedrooms with en-suite to master. With it's stunning presentation, central location and particularly spacious accommodation, this excellent home would suit first time buyers, investment buyers or downsizers alike!

- 2 Double bedroom ground floor flat (en-suite to master)
- Beautifully presented, light and spacious throughout
- High specification fixtures & fittings
- Central location within walking distance to all local amenities
- Own external front door
- Potential rental income circa £1200 pcm
- Council Tax band C / EPC rating TBC
- Visitor parking
- Share of freehold
- Allocated parking in gated car park

Entrance Door to:-

Lounge/Kitchen/Diner

14' 0" x 19' 4" (4.27m x 5.89m)

Window to the front aspect, window to the side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer. Integral fridge/freezer, oven/grill with gas hob and extractor over, dishwasher, washer/dryer, wall mounted gas boiler, door to:

Inner Hallway

Radiator, two storage cupboards, doors to:

Bathroom

Bath with shower over and screen, WC, heated towel rail, wash hand basin.



Bedroom One

13' 3" x 10' 5" max (4.04m x 3.17m)

Window to the front aspect, radiator, built in wardrobe, door to:

En-suite

WC, wash hand basin, heated towel rail, shower cubicle.

Bedroom Two

9' 7" x 11' 5" (2.92m x 3.48m)

Window to the front aspect, radiator.

External

Allocated parking in gated car park to front.

Communal gardens and visitor parking to rear.

Agent's Notes

Lease Details

Term: from 01/01/2007 to 31/12/2132 – 107 Years remaining.

Estimated service charges for period 1st

December 2024 – 30th November 2025:

Service charge – £1019.00 (to include building insurance).

Sinking Fund: £200.00.

There are 6 apartments and each owner owns a share of the freehold.

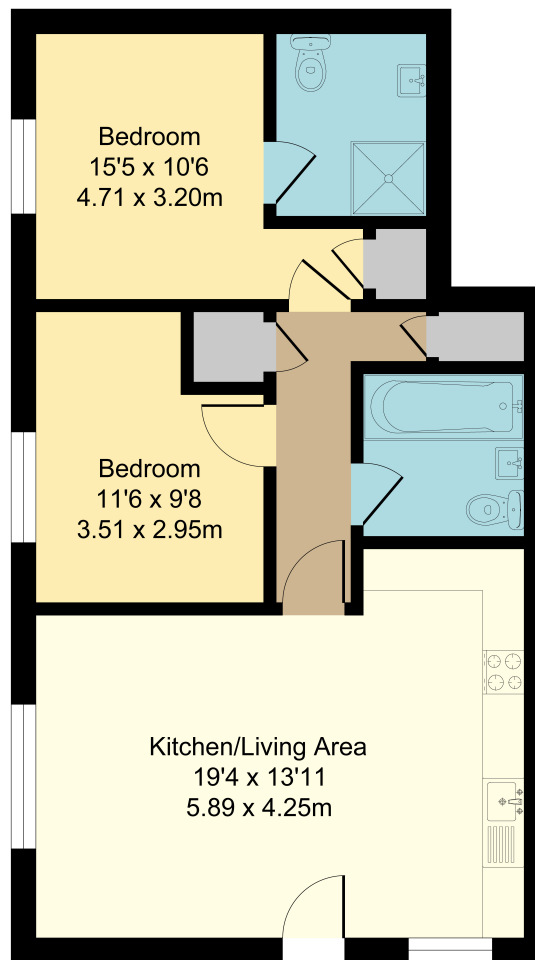
It is advised that any prospective purchaser has their solicitor confirm the above Lease information and service/management charges, prior to exchange of contracts.

Baldock

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.





Total Area: 59.5 m² ... 641 ft²

All Measurements are approximate and for display purposes only

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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