17b, Clare Crescent

BALDOCK,
Hertfordshire, SG7 6JR
£210,000

COUNTRY PROPERTIES
PART OF HUNTERS

This very well presented maisonette has a good size garden a further smaller garden and a lovely fitted kitchen a double bedroom and a light and airy lounge. There is a long lease and low maintenance charges. Off street parking.

Train station with links to London, Cambridge and Brighton running every 20 minutes. Also links to Luton, Stansted and Gatwick airports. The town offers 12 pubs, 5 Indian restaurants, Tesco superstore and a small market on the High Street every Wednesday and Saturday. There are also good running and cycling tracks.

- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FITTED KITCHEN
- DOUBLE BEDROOM
- Large rear and side garden
- Long lease and low maintenance charges
- Off street parking

Accommodation

Front Door Leading to:-

Kitchen

12' 11" x 9' 9" (3.94m x 2.97m)
Range of base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer tap and wine rack. Built-in oven with gas hob and extractor over. Spaces for washing machine and fridge/freezer. Large built-in airing cupboard housing boiler and water tank, with storage space under. Window to side aspect. Tiled floor. Radiator.

Bathroom

White suite comprising pedestal wash hand basin, WC and enclosed panelled bath with separate shower attachment and glass splash screen. Tiled surrounds. Obscure window to rear aspect. Radiator. Tiled floor.

Lounge

10' 10" x 10' 4" (3.30m x 3.15m)
Dual aspect windows to front and side. Radiator. TV and telephone points. Radiator. Large under stairs storage cupboard. Tiled floor.

Bedroom

10' 11" x 10' 9" (3.33m x 3.28m)
Window to rear aspect. Radiator. Built-in wardrobes.

Outside

Front Garden

Gated access with pathway leading to front door.

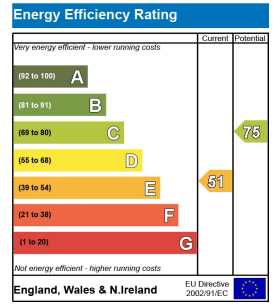
Rear Garden

Mainly laid to lawn with patio area. Timber shed Side garden with shared access to neighbouring garden.

Lease Details

Lease Details

105 years remaining on the lease.
Ground rent:- £10.00 Per annum.
Maintenance £135.00 Per annum (including Building Insurance).



TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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