



Coachmans Lane, Baldock, Hertfordshire. SG7 5BG







## 1 Bedroom Studio Flat £150,000 Freehold

Attention investors! A ground floor studio flat that is currently generating a 6.5% yield. The property is situated in this popular development and is larger than the average local studio. The property is offered to the market in good condition. The current tenant has a contract until 30th November 2024 and is currently paying £830.



- Studio apartment
- Ideal investment property
- 6.5% yield
- Popular location
- Ground floor
- 900+ year lease
- Chain free
- £600 service charge
- £150 ground rent
- EPC rating D. Council tax band A.

**Ground Floor:****Entrance:**

Entrance via the communal front door leading to the communal hall and front door.

**Living Area:**

Abt. 15' 5" x 13' 9" (4.70m x 4.19m) Window to front aspect. Electric heater. Built in wardrobes. Laminate flooring.

**Kitchen:**

Abt. 7' 2" x 6' 2" (2.18m x 1.88m) Range of fitted wall and base units with roll top work surfaces and single stainless sink drainer. Plumbing for automatic washing machine. Window to rear aspect.

**Bathroom:**

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

**Dressing Room:**

Abt. 5' 3" x 4' 0" (1.60m x 1.22m)

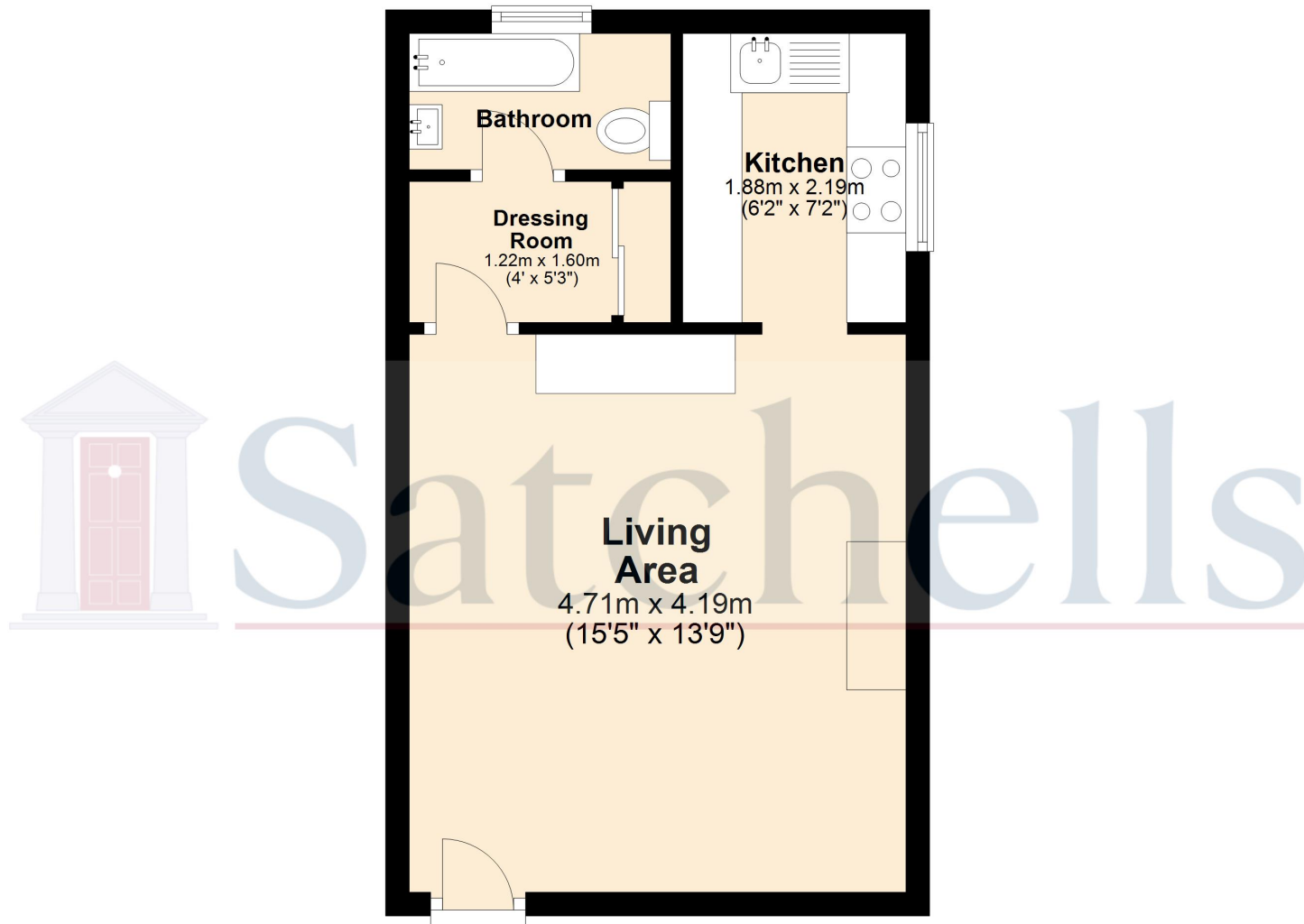
**Outside:**

Outside communal garden. Mainly laid to lawn.



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.

# Ground Floor



For illustrative 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.