



country
properties

SCARLETT HAIR 01462 896587
DESIGN

39

39a, High Street
Baldock,
Hertfordshire, SG7 6BG
£250,000



country
properties

A very well presented and surprisingly spacious 2 bedroom first floor flat located on Baldock High St within walking distance to all local amenities, restaurants, shops and railway station. With 105 years remaining on the lease, zero service charges, minimal ground rent & building insurance costs and a potential monthly rental income in the region of £1050 PCM this would make an ideal first time/investment buy!

- 2 good size bedrooms
- Large 19ft x 11ft lounge/diner
- Zero service charges and minimal building insurance & ground rent
- Central High St location
- Potential rental income circa £1050 PCM
- 105 Years remaining on lease

Accommodation

Entrance

Communal entrance door with telephone entry system to: communal stairs to first floor communal hall.

Front door to:

Entrance Hall

Window to the side aspect, radiator, doors to:

Kitchen

14' 4" x 5' 8" (4.37m x 1.73m)
Radiator, sash window to the side aspect, range of wall mounted and base level units with work surface over and inset sink with mixer tap, integral oven with gas hob over and extractor, space for a washing machine, dishwasher, tumble dryer and fridge/freezer, wall mounted combi boiler.

Lounge

19' 2" x 11' 2" (5.84m x 3.40m)
Three sash windows to the front aspect, two radiators.

Bedroom One

10' 0" x 9' 5" (3.05m x 2.87m)
Sash window to the front aspect, radiator.



Bedroom Two

9' 6" x 8' 1" (2.90m x 2.46m)

Sash window to the side aspect,
radiator, loft hatch.

Bathroom

Window to the side aspect, radiator,
WC, wash hand basin, bath with
power shower over and screen.

Lease Details

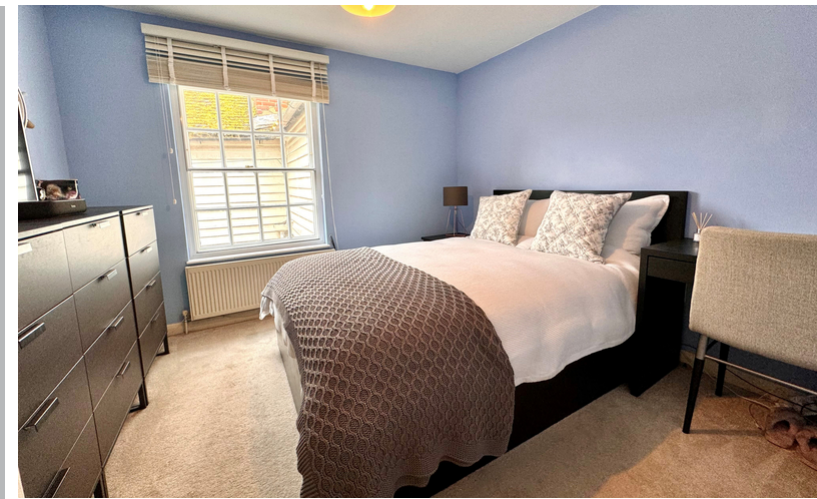
Term: 125 Years From 18 March 2005

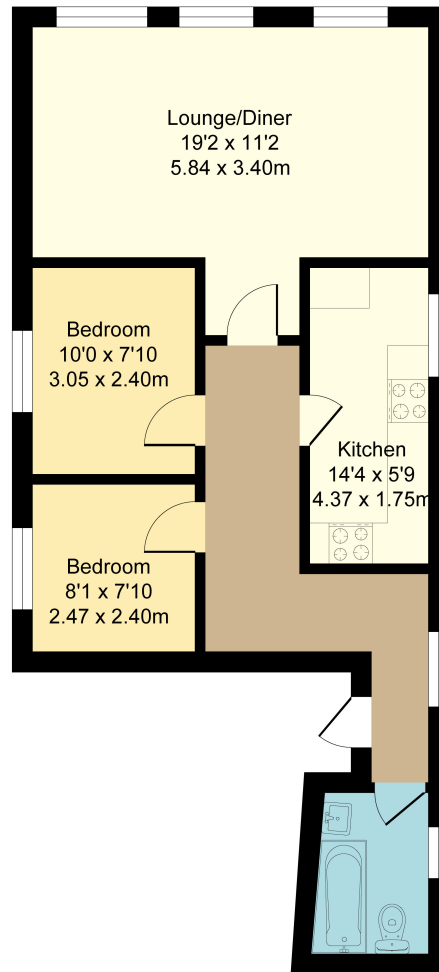
– 105 Years remaining

Service Charge: Nil

Building Insurance: Approx £110 PA

Ground Rent: £150 PA





Total Area: 57.4 m² ... 618 ft²
 All Measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | 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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www.country-properties.co.uk

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