



35c, High Street

Baldock,
Hertfordshire, SG7 6BG
£160,000

country
properties

A spacious one double bedroom first floor flat located on the High Street in central Baldock on the doorstep of all town centre amenities and transport links. This well looked after flat would be an ideal investment purchase as due to being located above a food serving cafe, cash buyers only required.

- Town Centre location
- Versatile Accommodation
- Particularly spacious Lounge & Bedroom
- Well presented throughout
- 75 Year Lease term remaining
- Cash Buyers only
- Shared Roof Terrace with one other neighbour

Ground Floor

Communal Entrance

Street facing communal entrance on ground floor with telephone entry system and post boxes, stairs to first floor leading to shared roof terrace and 35C front door.

First Floor Accommodation

Entrance Hall

Radiator, doors to:

Bedroom

15' 8" x 9' 5" (4.78m x 2.87m)

Window to front aspect, radiator, built-in wardrobe, storage cupboard, door to:

Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

Radiator, bath with shower attachment and curtain, W.C, wash hand basin, loft hatch.



Kitchen

9' 5" x 5' 9" (2.87m x 1.75m)

Window to rear aspect,
radiator, range of wall
mounted and base level units
with work surface over and
inset sink with drainer, wall
mounted combi boiler, space
for washing machine, cooker
and fridge freezer.

Lounge

14' 9" x 12' 7" (4.50m x 3.84m)

Window to rear aspect,
radiator.

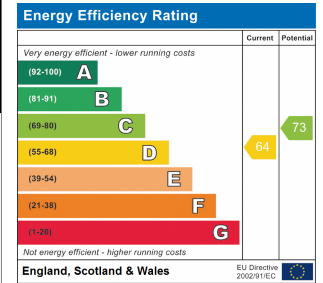
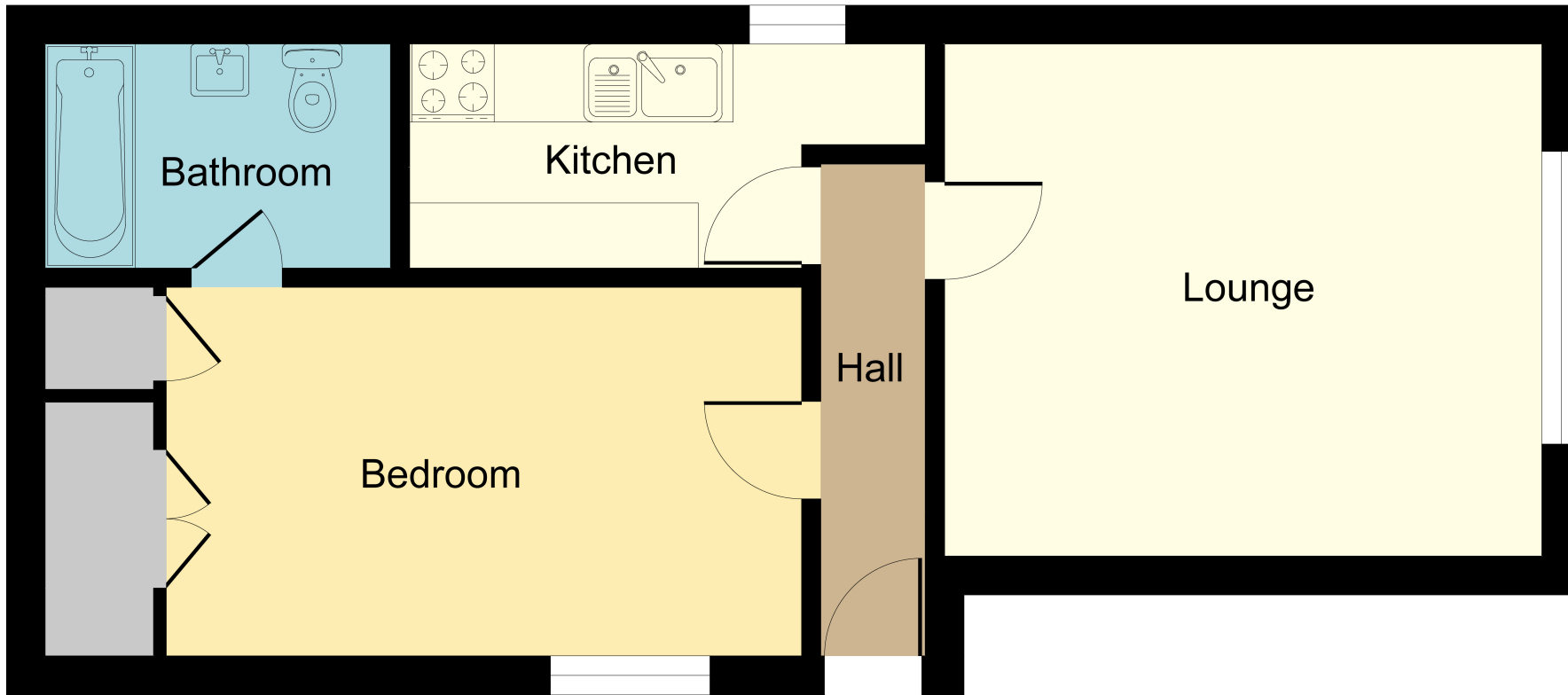
Lease Details:

Lease: 99 years from 10/4/2000
- 75 years remaining.

Ground Rent: £100 per annum.

Service Charge: £350 per
quarter.





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

Viewing by appointment only

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