



Chambers Lodge

2a, Church Street, Baldock,
Hertfordshire, SG7 5AD

Leasehold Guide Price £315,000

country
properties

This impressive and unique first floor apartment comprises of a spacious lounge, two double bedrooms (with en-suite shower room to master), separate kitchen and bathroom. The attractive lounge features original sash windows with secondary glazing which floods the apartment with an abundance of natural light and provides a fantastic outlook over Baldock High Street. The property is presented to an exceptional standard throughout and is conveniently situated in a prominent location, being within a five-minute walk from Baldock Train Station and all local amenities. The perfect purchase for any buyer!

- Walking distance to Baldock Train Station
- Prime location
- Two double bedrooms
- En-suite to master
- Proximity to local amenities
- Permit parking available
- Council Tax Band C
- EPC Rating C

Accommodation

Lounge

12' 1" x 16' 4" (3.68m x 4.98m)

Sash windows to the front aspect, two single radiators, TV aerial point.

Kitchen

13' 3" x 11' 3" (4.04m x 3.43m)

Windows to the rear aspect, range of wall and base mounted units, space for washing machine, space for fridge freezer, integrated electric oven and grill, extractor fan, tiled walls, tiled flooring.

Bedroom One

18' 8" x 17' 4" (5.69m x 5.28m)

Sash windows to the front aspect, single radiator, plenty of sockets, door to:

En-suite

Wash basin with vanity unit below, WC, shower cubicle.

Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m)

Sash windows to the side aspect, single radiator, built in shelving to either side of the chimney breast.



Bathroom

11' 1" x 4' 9" (3.38m x 1.45m)

Window to rear aspect, WC, wash basin with vanity unit below and mixer tap, bath with shower attachment, heated towel rail, tiled flooring.

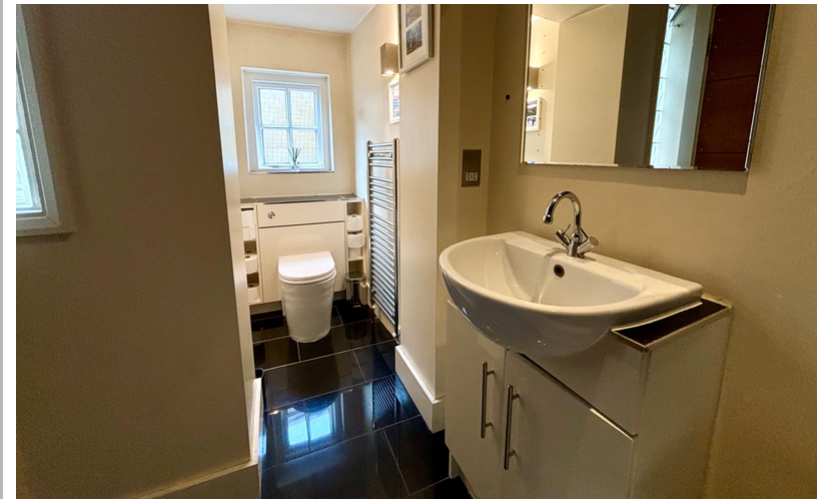
Agents Notes

Lease Details

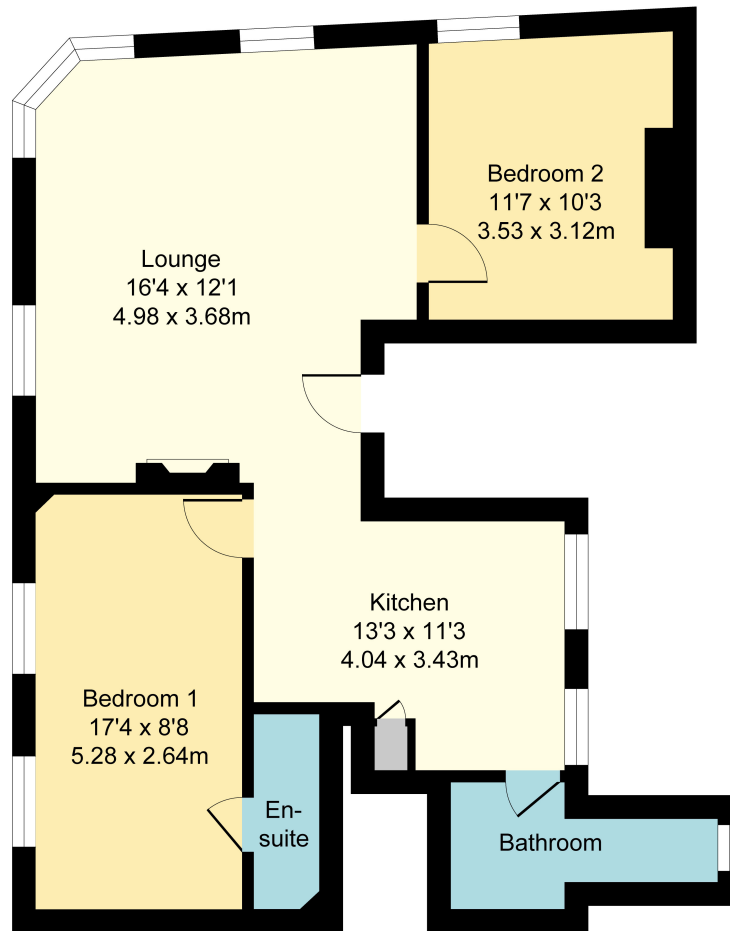
Lease Term - 125 years from 30th July 2008 (109 Years Remaining)

Service Charges - TBC

Ground Rent - N/A



1 Chambers Lodge, 2a Church Street, Baldock



Total Area: 70.8 m² ... 762 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	75	76
(55-68)	D		
(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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