



The Maltings

Flat 19, Green Lane, Ashwell, Baldock,
Hertfordshire, SG7 5LW

£235,000

country
properties

A beautifully presented and particularly spacious two double bedroom second floor apartment located in the historic building, The Maltings in the picturesque village of Ashwell. Offered to the market chain free, this fantastic property would make an idea first time/investment buy with 2 large double bedrooms with en-suite to master and a spacious lounge & kitchen/diner. Shops, amenities, doctors, dentists, and chemist are all within walking distance. Mainline station is 1.5 miles away and direct links to London Kings Cross and Cambridge.

- 2 large Double bedrooms with en-suite to master
- Large lounge and kitchen/dining area
- Communal gardens
- Lift Access
- Allocated parking & visitor parking
- Competitively priced for a quick sale!
- Chain Free
- Potential rental income circa £1100 PCM
- Shared Freehold

Accommodation

Communal Entrance

Door with telephone entry system, stairs and lift to second floor.

Entrance Hall

Storage/Boiler cupboard, doors to all rooms:

Kitchen/Diner

16' 8" x 10' 4"

Newly fitted Velux window to the front aspect, range of wall mounted and base level units with work surface over, washing machine, fridge, freezer and oven, opening to:

Lounge

14' 5" x 10' 8"

Window to the front aspect, slim line radiator.

Bedroom One

15' 6" x 10' 2"

Newly fitted Velux window to the rear aspect, radiator, door to:

En-suite

Heated towel rail, wash hand basin, WC, bath with shower over and screen.



Bedroom Two

13' 9" x 10' 7"

Newly fitted Velux window to the rear aspect, radiator, built in wardrobes and built in eaves storage.

Bathroom

Radiator, WC, wash hand basin, bath with shower over and screen.

External

Allocated and visitor parking, communal gardens

Lease details

Term: 999 years from Jan 1st 1990 (965 years remaining)

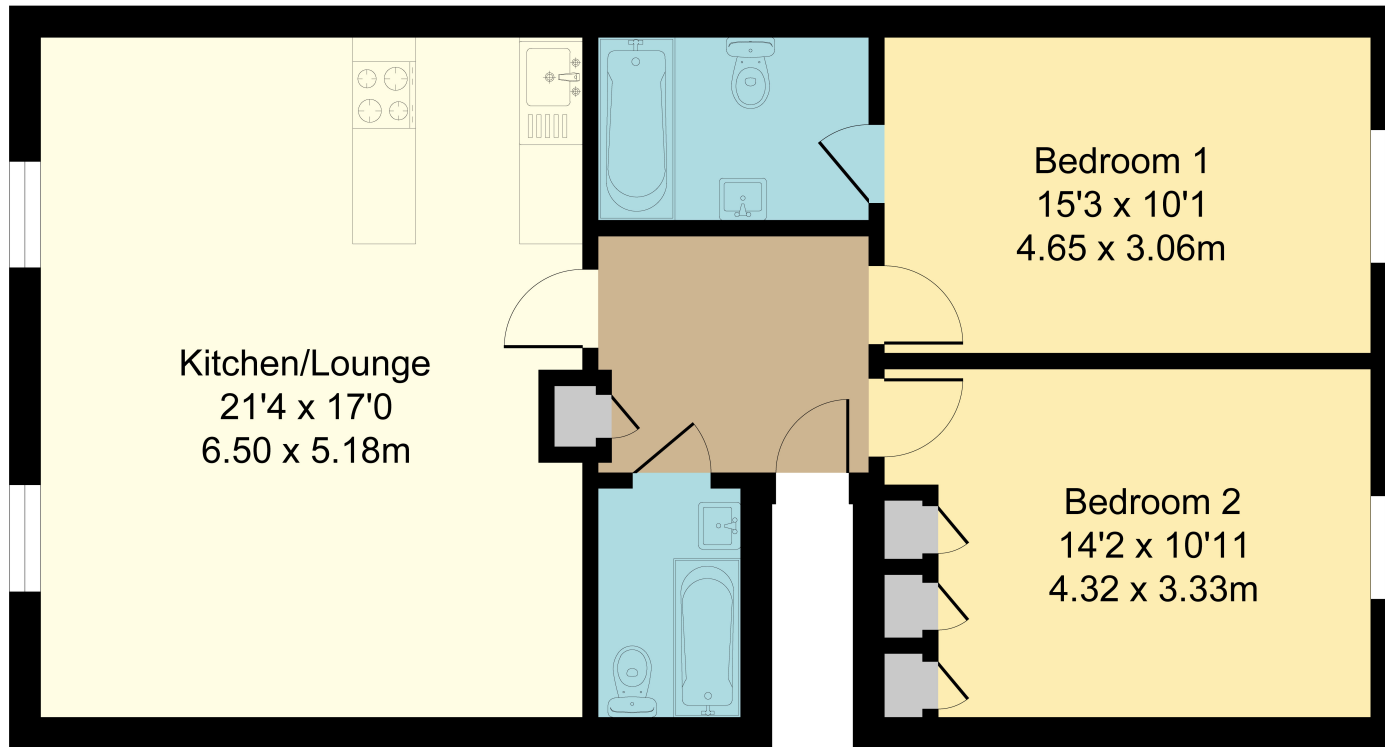
Service Charge: £1754.00 per annum

Ground Rent: N/A

Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & Cambridge. Links and school buses to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities it has the perfect mix for families, commuters and downsizers alike.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Second Floor

Total Area: 79.4 m² ... 855 ft²

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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