



19, Riddell Gardens

Baldock,
Hertfordshire, SG7 6JZ

Guide Price - Leasehold £225,000

country
properties

A very well presented and recently cosmetically updated two double bedroom first floor retirement apartment with balcony overlooking the attractive communal gardens to the rear and offering a single garage with allocated parking. 'Move in ready' and located in the heart of Baldock within walking distance to all amenities and transport links, this fantastic home must be seen in person to fully appreciate the light, spacious accommodation on offer.

- First floor retirement flat
- Very well presented throughout
- Balcony overlooking communal gardens
- Two double bedrooms
- Garage & parking
- Central location within walking distance to all local amenities & transport links
- Council Tax band - C
- EPC rating D

Accommodation

Entrance Hallway

Radiator, Large walk-in storage cupboard, Loft hatch, doors to:

Living Room

18' 1" x 9' 11" (5.51m x 3.02m)
Radiator, Sliding door to balcony.
Window to front.

Kitchen

8' 1" x 7' 7" (2.46m x 2.31m)
Range of floor and wall mounted units with worktop over and inset sink unit with mixer tap. Space and services for washing machine, dishwasher, oven and fridge. Window to rear, wall mounted boiler.

Bedroom One

12' 2" x 8' 1" (3.71m x 2.46m)
Built-in wardrobe. Window to rear, radiator.

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)
Built-in wardrobe. Window to rear, radiator.

Shower Room

Tiled suite comprising walk in shower cubicle with power shower, wash hand basin, heated towel rail and W.C.



External

Garage

Single Garage with parking in front: Eaves storage. Light and power

Complex Facilities

Communal Gardens
Communal laundry room
Communal residents lounge

Agent's Notes

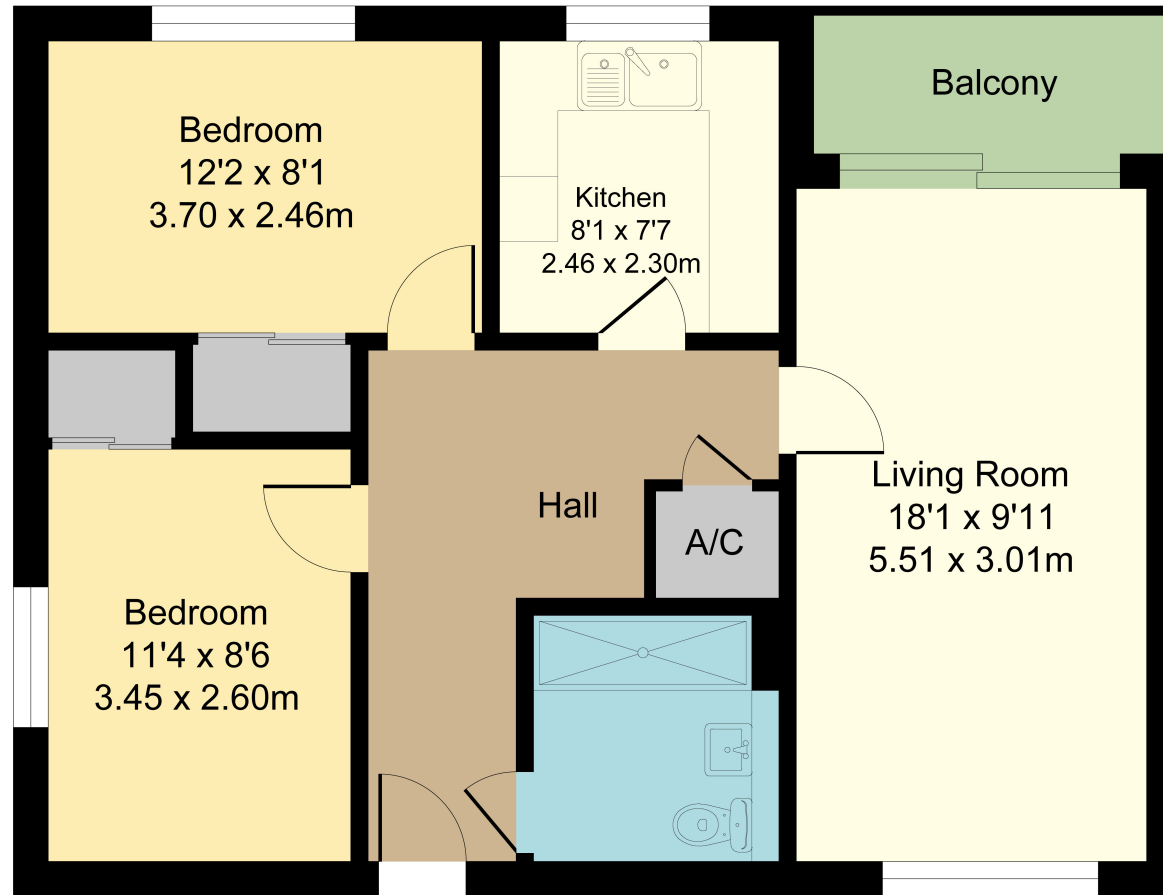
Lease Details

Term: 125 years from 24 June 1987
– 87 Years remaining
Service Charge: £3068.14 per annum
Ground Rent: Included Above

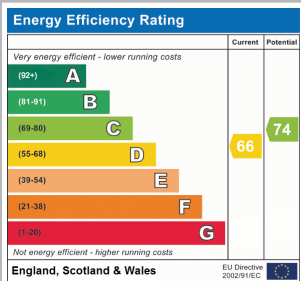




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Total Area: 56.7 m² ... 611 ft²
 All Measurements are approximate and for display purposes only



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

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