



# The Maltings

Flat 7, Green Lane, Ashwell, Baldock,  
Hertfordshire, SG7 5LW

£170,000

country  
properties

Country Properties are delighted to offer to the market this well presented and recently refurbished one bedroom ground floor flat located in The Maltings, Ashwell. Offered to the market chain free, this fantastic property would make an ideal/investment buy.

- Recently Refurbished
- Ground Floor
- Chain free
- Allocated Parking
- Spacious Accomadation
- Sought After Village Location
- Approximate Rental Value £950pcm

### Entrance Hall

Radiator. Airing cupboard. Storage cupboard housing electric boiler. Telephone entry system. Doors to:-

### Bedroom

10' 9" x 9' 2" (3.28m x 2.79m) Window to side aspect. Radiator.

### Bathroom

7' 5" x 5' 6" (2.26m x 1.68m) WC. Wash hand basin. Radiator. Bath with shower attachment.

### Kitchen

11' 0" x 6' 9" (3.35m x 2.06m) Range of wall mounted and base level units with work surface over. Inset sink with drainer. Integral oven and grill with ceramic hob. Space for washing machine. Space for Fridge/freezer. Opening to:-

### Lounge

12' 1" x 10' 5" (3.68m x 3.17m) Window to side aspect. Radiator.

### External

Allocated parking and visitor spaces.



## 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.

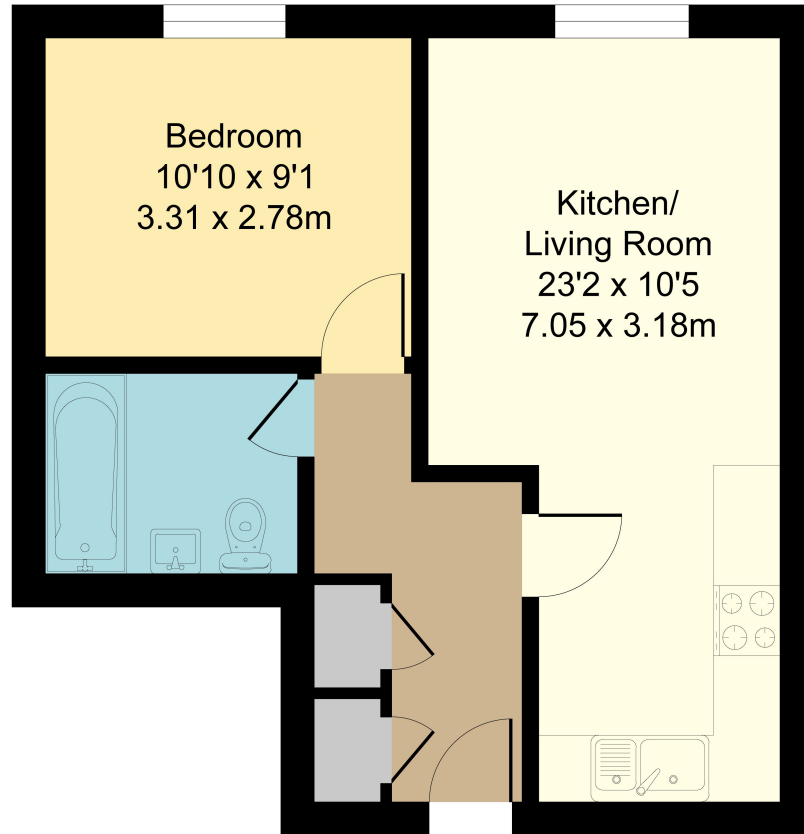
### Lease Information

Term: 965 Years

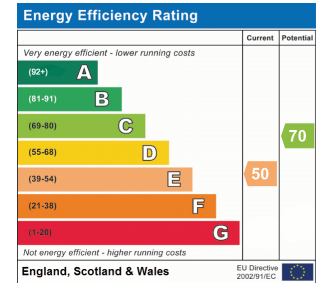
Service Charges and Ground Rent:  
£1754.00 all inclusive.



# 7 The Maltings, Ashwell



Total Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>  
 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

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