



2 Lavender Court, Baldock, Hertfordshire. SG7 5AR

 **Satchells**



## 2 Bedroom Flat

### £275,000 Leasehold

A two bedroom ground floor maisonette with its own front door. Ideally located in this convenient location. The property has two good size bedrooms, a 19ft kitchen, a private rear garden and a garage. The property is offered to the market chain free.

- Two bedrooms
- Ground Floor
- Private Garden
- Garage
- Own Front Door
- Large Kitchen
- Central Location
- EPC rating D. Council tax band B

## Ground Floor

### Entrance:

Via own wooden front door.

### Hall:

Parquet flooring. Radiator. Storage cupboard.

### Lounge:

Abt. 12' 8" x 10' 8" (3.86m x 3.25m) Double glazed window to front aspect.

Radiator. Parquet flooring.

### Kitchen:

Abt. 19' 8" x 8' 3" (5.99m x 2.51m) Double glazed window to rear aspect.

Stable door to garden. Wall and base units. Stainless steel drainer.

Plumbing for washing machine, oven and electric fan. Tiled floor.

### Bedroom One:

Abt. 12' 5" x 9' 5" (3.78m x 2.87m) Double glazed window to rear aspect.

Parquet flooring. Radiator.



### Bedroom Two:

Abt. 9' 5" x 9' 9" (2.87m x 2.97m) Double glazed window to front aspect.

Parquet flooring. Radiator.

### Bath:

Low level WC. Pedestal wash hand basin. Panelled bath. Double glazed frosted window to rear aspect. Radiator.

### Outside

### Garage:

Single garage. Via up and over door.

### Rear Garden:

Abt. 25ft. Paved rear garden with flower bed borders.

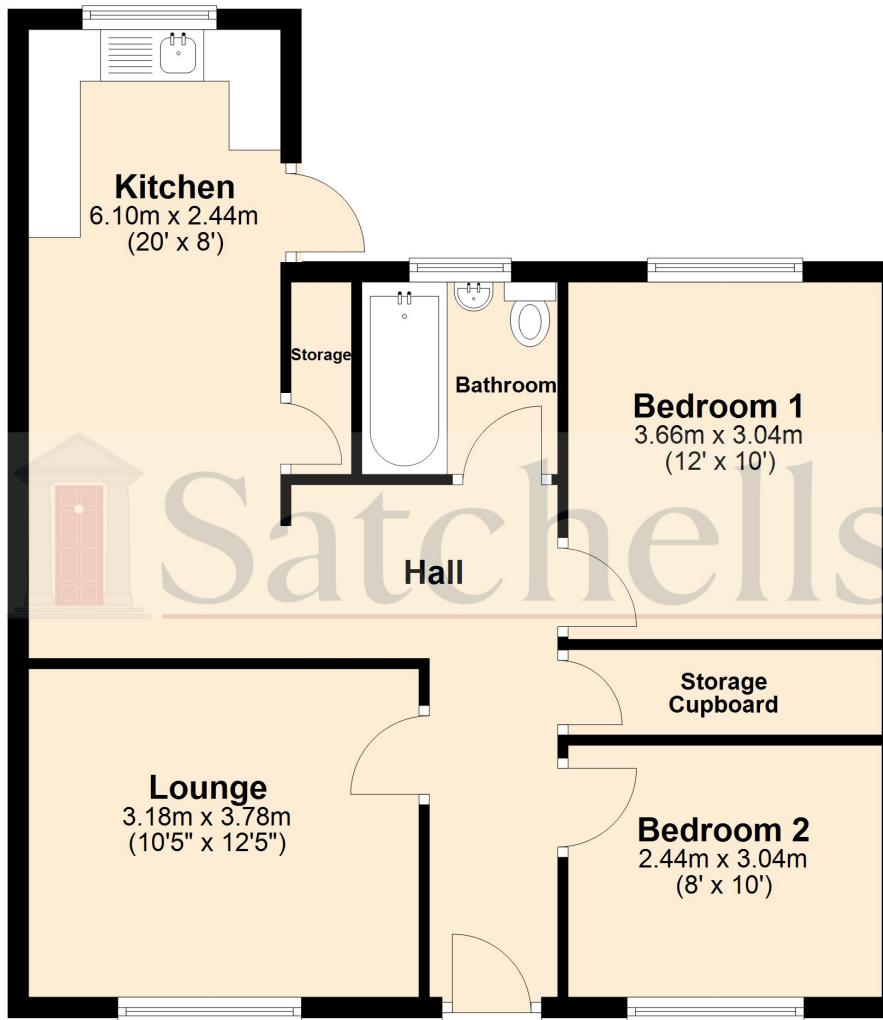
### Agent Notes:

Draft particulars are yet to be approved by vendor and may be subject to change.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 63.3 sq. metres (681.1 sq. feet)

For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.