



Riddell Gardens, Baldock, Hertfordshire. SG7 6JZ

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2 Bedroom Retirement Property

£225,000 Leasehold

Situated in the heart of Baldock, close to all amenities and train station providing regular links to London Kings Cross and Cambridge. Offering a well presented living area with a charming balcony, kitchen with integrated appliances, two bedrooms with fitted wardrobes and bathroom with large walk-in shower. This property has the added benefit of having a garage and being chain free.



- Two bedrooms
- Town centre location
- Over 60's development
- First floor
- Chain free
- Garage
- Allocated parking
- EPC rating D. Council tax band C

First Floor:

Entrance:

Via double glazed door.

Hallway:

Fitted carpet. Radiator. Entry point system.

Lounge:

Abt. 20' 0" x 11' 5" (6.10m x 3.48m) Radiator. Double glazed window to front aspect. Double glazed sliding door to rear leading to the balcony. Fitted carpets.

Kitchen:

Abt. 8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window to front aspect. Range of base and wall units. Stainless steel sink and drainer. Vinyl flooring.

Bedroom One:

Abt. 9' 5" x 10' 5" (2.87m x 3.17m) Double glazed window to rear aspect. Radiator. Fitted wardrobe. Fitted carpet.



Bedroom Two:

Abt. 9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to rear aspect. Radiator. Fitted wardrobe. Fitted carpet.

Bathroom:

Suite comprising walk-in shower cubicle, low level WC and wash hand basin. Double glazed window to front aspect. Radiator.

Additional Information:

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

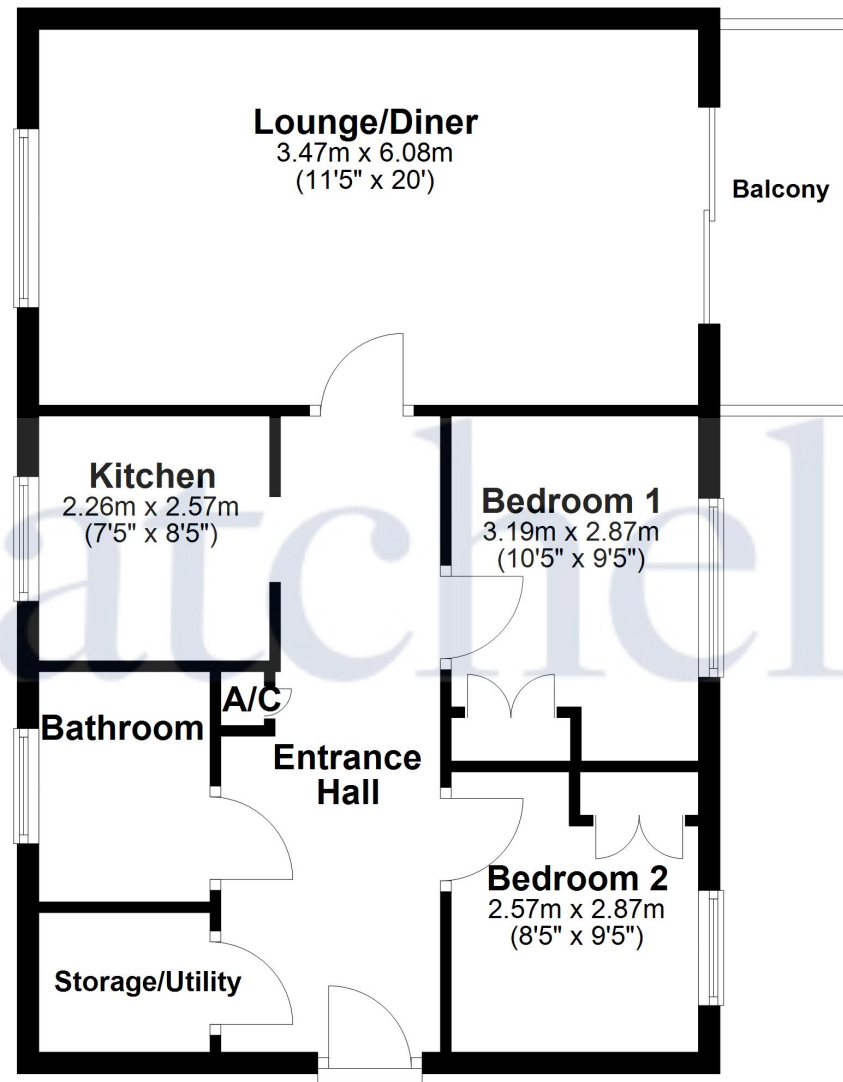
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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.

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First Floor



For illustrative 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.