



Chauncy Gardens, Baldock, Hertfordshire. SG7 6SZ





## 1 Bedroom Studio Flat

### Offers in Excess of £125,000 Leasehold

Satchells are pleased to offer to the market this ground floor studio flat. Set in this popular residential turning, the property would make an ideal first time purchase or buy to let investment. The property is in very good condition throughout, and is offered to the market on a chain free basis.

- Studio flat
- Ground floor
- Popular location
- Ideal investment
- Well presented
- Chain free
- Double glazed
- EPC rating D. Council tax band A

## General Description

### Entrance Hall:

Via communal front door.

### Living Space:

Abt. 5.56m x 4.46m (18' 3" x 14' 8") Wall mounted pull down bed with storage cupboards to both sides. Storage heater. Window to front aspect.

### Kitchen:

Abt. 2.17m x 1.54m (7' 1" x 5' 1") Range of wall and base units. Stainless steel sink unit with single drainer unit and ample work surface. Oven and hob. Window to rear aspect.

### Shower Room:

Suite comprising low level wc, hand wash basi and walk in shower cubicle. Window to rear aspect.

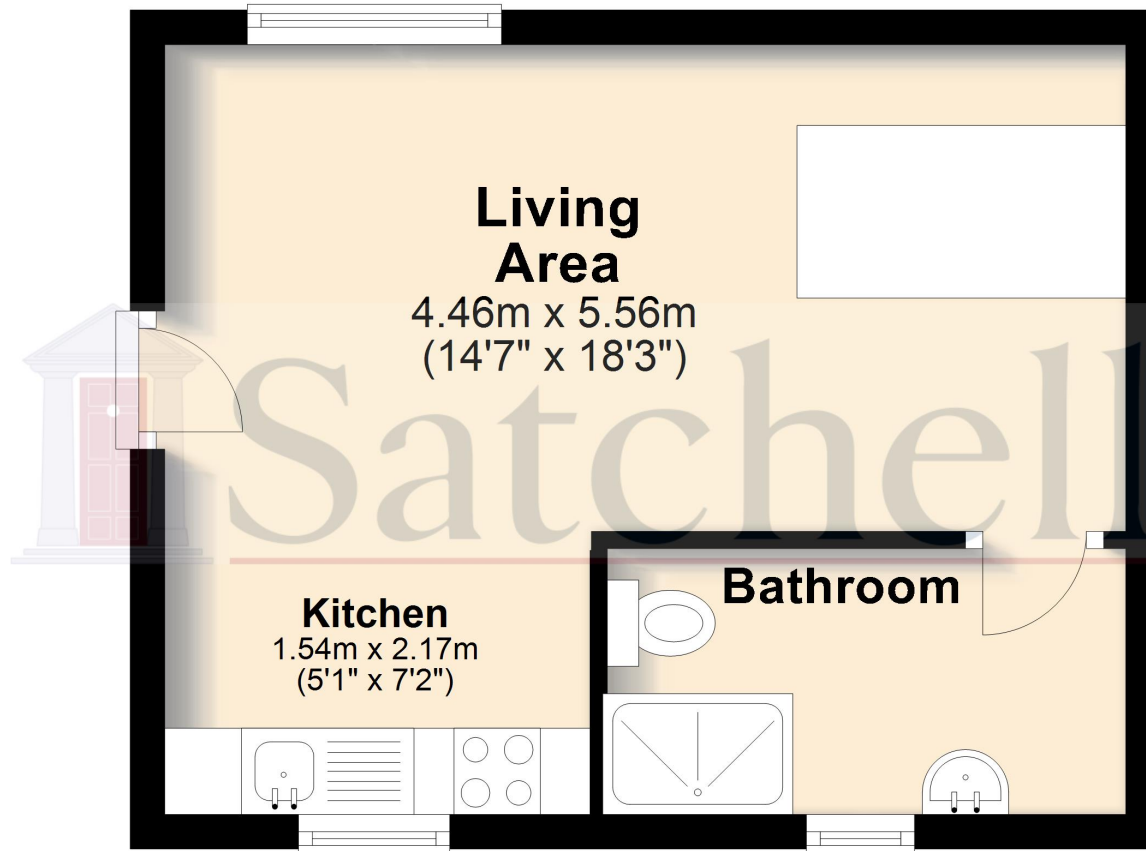
## Agents Note:

Draft particulars yet to be approved by the 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



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.