



Hillcrest, Baldock, Hertfordshire. SG7 6NF

| Satchells





## **3 Bedroom Apartment Offers in Excess of £275,000 Leasehold**

A three bedroom first floor property, situated in this convenient location, offering easy access to Baldock bustling and historic high street. The property is offered in stunning condition throughout with a modern kitchen and bathrooms. The three bedrooms are all well proportioned with a generous lounge. Outside is a communal garden, off street parking and a garage.

- Three bedrooms
- New kitchen
- New bathroom
- Stunning condition
- Garage and shed
- Parking
- Chain free
- 100 years plus
- £1800 service charge £1 ground rent
- EPC rating C. Council tax band B

## First Floor

### Lounge:

Abt. 13' 4" x 11' 8" (4.06m x 3.56m) Double glazed window to front aspect, radiator, fitted carpet.

### Kitchen:

Abt. 11' 7" x 11' 8" (3.53m x 3.56m) Range of fitted wall and base units with square edge work surfaces, sink and drainer unit, oven hob and extractor fan, integrated fridge freezer and washing machine & dishwasher , lino floor.

### Bedroom One:

Abt. 11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to rear aspect, radiator, fitted carpet.

### Bedroom Two:

Abt. 11' 6" x 8' 0" (3.51m x 2.44m) Double glazed window to rear aspect, radiator , fitted carpet. Built in wardrobe.

### Bedroom Three:

Abt. 11' 6" x 7' 8" (3.51m x 2.34m) Double glazed window to rear aspect, radiator , fitted carpet. Built in wardrobe.

## Bathroom:

Panelled bath with over head shower, low level WC, wash hand basin, heated towel rail, fully tiled walls and floor.

## Outside

### Front Garden:

Off street parking

### Rear Garden:

Communal gardens mainly laid to lawn, access to garage.

## Additional Information

### Agents Note:

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

## Anti-Money Laundering (AML):

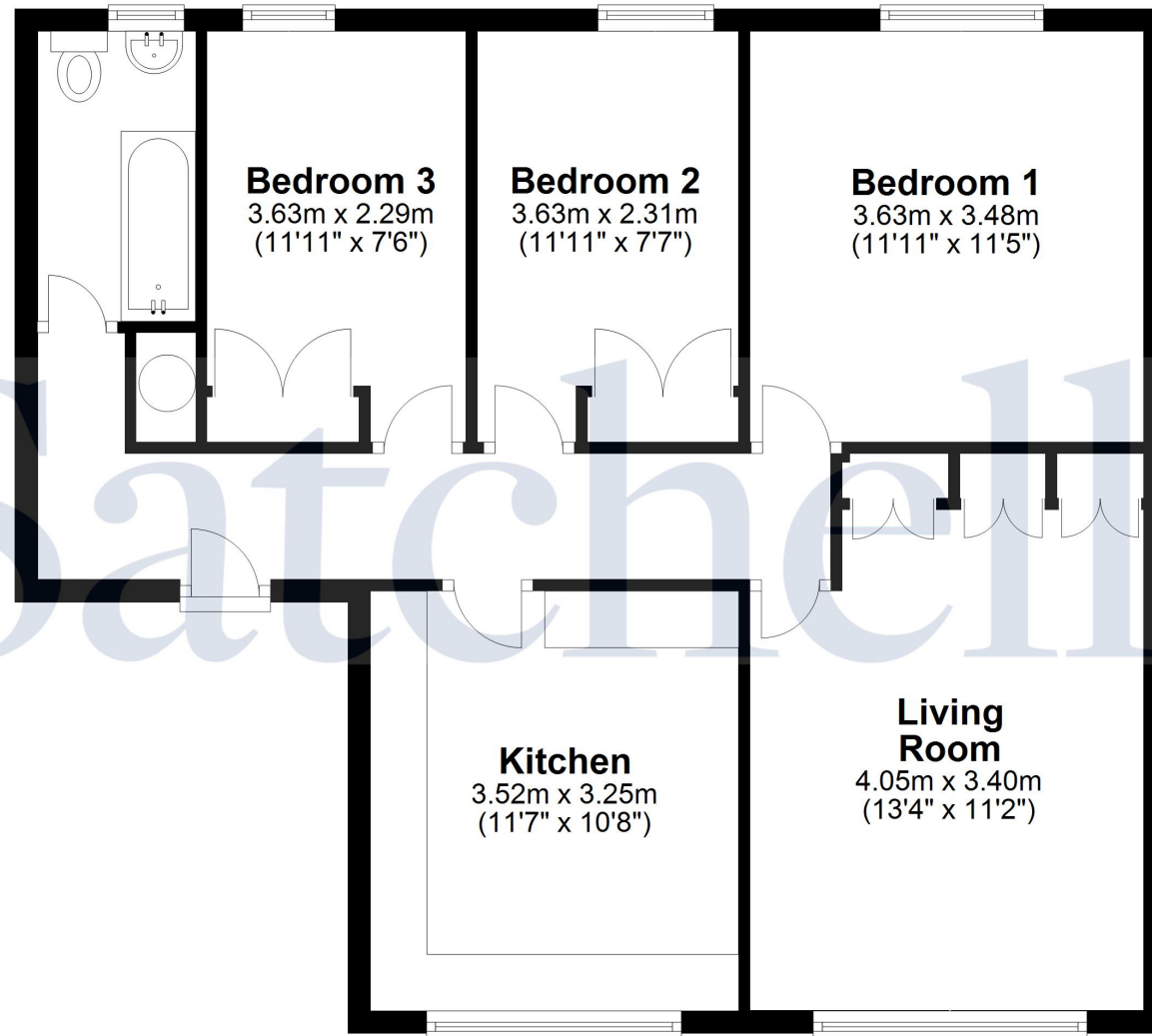
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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