



ter

Family Butcher

The Baldock Community Fireworks

Meridian House
Flat 4, High Street, Baldock,
Hertfordshire, SG7 6AZ
Leasehold Guide Price **£235,000**

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properties

Country Properties are delighted to offer to the market this fantastic, modern 1 double bedroom first floor apartment with roof terrace located in a Grade II Listed property on Baldock High Street. Offering a characterful feel yet with a modern high quality finish including fitted kitchen and bathroom, spacious living space, high ceilings, wooden sash windows and many original features the property really is a rather unique offering to the market. On the doorstep of all town centre amenities, transport links and facilities, this wonderful home would make an ideal first time/investment purchase and must be viewed in person to be fully appreciated!

- First floor apartment
- Double bedroom
- High quality kitchen & bathroom
- Open plan kitchen/living area
- Private external roof terrace
- Central Baldock location within walking distance to all local amenities and transport links
- Chain Free
- Council Tax Band B & EPC C

First Floor

Entrance Hall

Airing cupboard. Door to roof terrace. Doors to:-

Kitchen/Living Area

18' 6" x 10' 9" (5.64m x 3.28m)
Radiator, modern fitted kitchen with wall mounted and base level units and inset sink with drainer, quartz work surface, integrated Bosch appliances (dishwasher, washing machine, fridge/freezer, microwave, oven/grill with induction hob over and extractor), 3 sash windows to front aspect.



Bedroom

11' 5" x 11' 4" (3.48m x 3.45m)

Radiator, sash window to front, loft hatch.

Bathroom

Bath with rain water shower attachment over and screen, low level WC, wash hand basin, heated towel rail, window to rear.

Roof Terrace

Attractive private outdoor space providing a decked seating/bbq area.

Agent's Notes:

999 years Lease from November 2023.

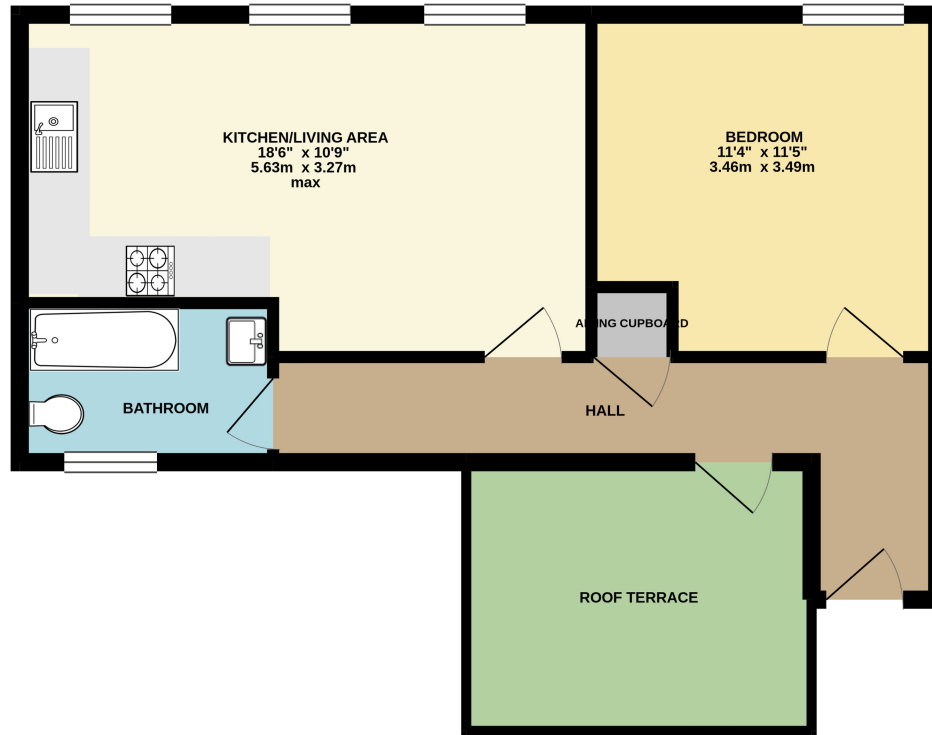
Service charges to include Buildings Insurance - £1,070.00 per annum.

A bit about Baldock

Baldock is a market town offering a mix of services, retail outlets and places to eat, drink and socialise, along with sporting and leisure facilities. There are multiple schools including The Knights Templar Secondary Academy. For transport, Baldock is just off the A1 and benefits from a mainline train station. The property is situated within a 5 minute walk from the station to commute to London and Cambridge.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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