

Flat 5, Astonia House High Street  
BALDOCK Hertfordshire  
SG7 6BP

£120,000

Quick Reference: 1231446



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# A Spacious Modern 1 Bedroom, Purpose Built Flat Situated On The Edge Of Baldock Town Centre within walking distance of all amenities.

- Purpose built first floor flat
- Lift and stairs to all floors
- Security entry phone system
- Plenty of parking
- Good size double bedroom
- Spacious lounge
- Electric storage heating
- Convenient edge of town centre location

## Description

A spacious built 1 bedroom first floor flat situated on this popular development built about 26 years ago on the site of the 'The Antonia cinema'. This is a light and bright flat situated conveniently for all amenities with The High Street shops and restaurants only a short walk and the railway station under 10 minutes walk.

## First floor

**Hardwood Front Door Leading to:**

**Hallway** 8' 9" x 4' 11" (2.67m x 1.50m) Wall mounted storage heater. Wall mounted intercom. Huge built in storage cupboard also housing hot water tank. Doors to all rooms.

**Lounge/Diner** 16' 11" x 11' 1" (5.16m x 3.38m) Wall mounted storage heater. Window to front aspect. TV point.

**Kitchen** 7' 9" x 7' 7" (2.36m x 2.31m) Base and wall mounted units. Stainless steel sink with mixer tap. Rolled edge worksurfaces. Tiled surround. Space for fridge, washing machine and oven.

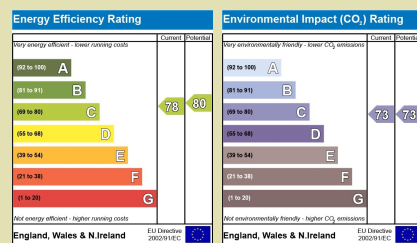
**Bedroom 1** 14' 3" x 8' 10" (4.34m x 2.69m) Wall mounted storage heater. Window to front aspect.

**Bathroom** Spacious bathroom fully tiled to 2 walls. Low level WC. Pedestal wash hand basin. Enclosed panel bath with wall mounted electric shower over. Extractor fan.

## Outside

The length of lease is 125 years from 1987. Maintenance charges are £291.00 quarterly. Ground rent is £40.00 per annum.

**Outside** Ample parking in car park at rear.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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