



Coach Yard

Flat 2, 2, Hitchin Street, Baldock,
Hertfordshire, SG7 6AE
£270,000

country
properties

A delightful and unique two bedroom, Grade II Listed mews house located in the heart of Baldock. The property benefits from two bedrooms, open plan living space and french doors leading to a shared courtyard with space for table and chairs. It is less than 5 minutes walk to station and minutes walk from all amenities. Council Tax Band B. EPC Rating D.

- Grade II listed mews house
- Two bedrooms & open plan living space
- Central location within walking distance of all amenities
- Shared courtyard patio area
- EPC Rating D
- Council Tax Band B

Communal Door

Passageway with block paved floor.

Ground Floor

Front Door

Inner Lobby

Shelving and hanging for coats. Fuse box. Alarm panel.

Cloakroom

Tiled floor. Radiator. Wash hand basin. Low level WC.

Lounge/Diner

20' 3" x 15' 5" (6.17m x 4.70m)

Open plan living space. 2 windows. Doors to courtyard. 3 radiators. Stairs rising to first floor with under stairs storage cupboard.

Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)

Matching wall and base units. In top sink and drainer. Space for dishwasher. Double oven and hob. Extractor unit. Integrated fridge/freezer. Wall mounted gas boiler. Window.

First Floor

Bathroom

Skylight. Panelled bath with shower attachment. Low level WC. Wash hand basin. Radiator. Tiled floor. Extractor fan.



Bedroom One

14' 2" x 12' 1" (4.32m x 3.68m)

Large built-in cupboard. Radiator. 2 windows.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

Plumbing for washing machine. Radiator. Window.

Outside

Shared Courtyard

Lease Information:

Term: 125 Years From 23 February

2005 - 105 Years remaining

Ground Rent: £150 PA

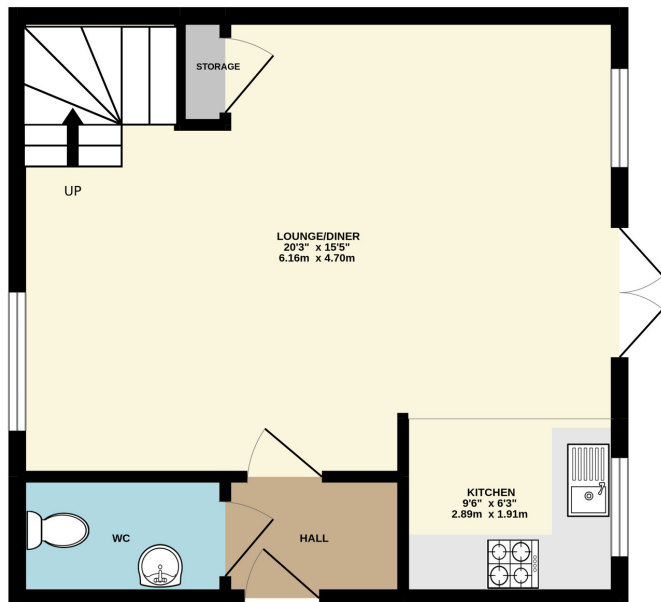
Service Charge: £60 PM

Potential Rental income circa: £1250

PCM



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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 : 700 sq.ft. (65.0 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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Viewing by appointment only

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