



Heath Hall, High Street

Baldock,
Hertfordshire, SG7 6DT
Leasehold £270,000

COUNTRY PROPERTIES
PART OF HUNTERS

A recently refurbished and immaculately presented first floor, two double bedroom flat in central Baldock benefiting from off road parking and garage. Located on the High Street, heath Hall is within walking distance to all local amenities and transport links. Having been updated throughout to a high standard by the current owners and with a very long lease remaining, this property would make an ideal first time / investment purchase!

- Modern electric radiators throughout & new AEG & Bosch integral appliances
- Long Lease (167 years remaining)
- Recently refurbished throughout
- Particularly central location
- Light and spacious accommodation
- Garage en-bloc
- 2 Double bedrooms
- Share of freehold
- New RCD fuse board and direct vented hot water cylinder fitted 2021

Ground Floor

Communal door with telephone entry system, stairs leading to first floor.

First Floor

Entrance Hall

Radiator, large storage cupboard, doors to:

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Window to rear aspect, range of wall mounted and base level units with low level under lighting, quartz work surface over and inset sink with drainer, integral oven/grill and microwave, dishwasher and fridge freezer.

Lounge

16' 0" x 13' 7" (4.88m x 4.14m)

Window to front aspect, radiator.

Bathroom

8' 6" x 6' 8" (2.59m x 2.03m)

Frosted window to rear aspect, bath with shower over and screen, wash hand basin, W.C, heated towel rail, cupboard housing hot water tank and washing machine.

Bedroom 1

13' 7" x 11' 0" (4.14m x 3.35m)

Window to front aspect, radiator, built-in wardrobes.



Bedroom 2

10' 10" x 9' 5" (3.30m x 2.87m)

Window to rear aspect, radiator, built-in wardrobes.

External

Communal garden to rear

leading to residents car park and single garage en-bloc.

Lease Details:

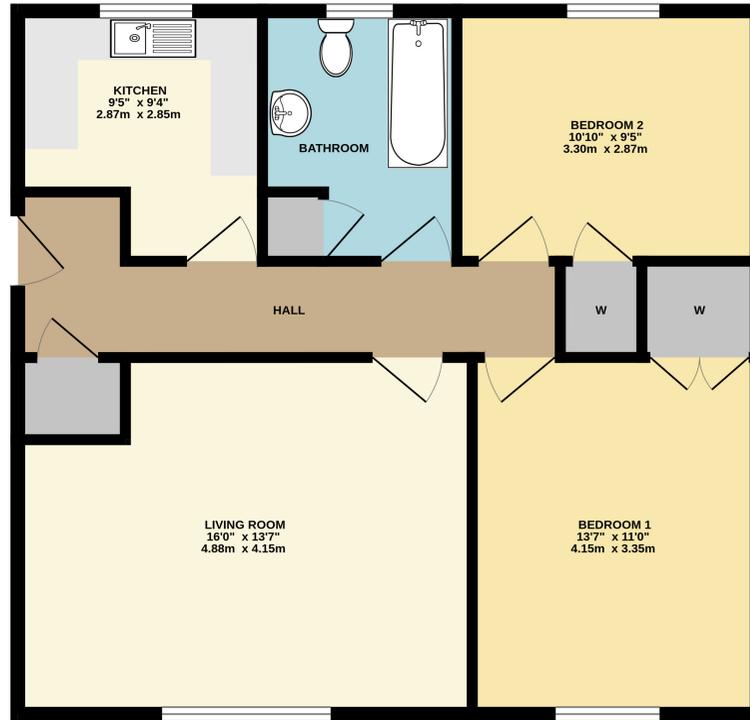
Term: 200 years from 1st January 1991 - 167 years remaining.

Service Charge: £75 per month.

Share of freehold apportioned amongst residents.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(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: 725 sq.ft. (67.4 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 for 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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