



# 27, The Gardens

Baldock,  
Hertfordshire, SG7 6AD  
Guide Price - Leasehold £340,000

country  
properties



A beautifully presented and centrally located 1st floor, 3 bedroom maisonette with private garden and garage within walking distance to all local schools, amenities and transport links! This fantastic home located in The Gardens, Baldock offers light, spacious accommodation with a modern and very well presented kitchen/diner leading to the light & airy lounge via double doors, a downstairs cloakroom and 3 very good size bedrooms (2 double) and family bathroom on the 2nd floor. Externally the property offers a garage en bloc and private garden to the rear. A fantastic property which would suit downsizers, first time buyers or investors alike!

- Light & spacious 3 bedroom maisonette
- Central location within walking distance to all local schools & amenities
- Well presented throughout
- Private garden & garage en bloc
- Chain Free
- Council Tax band B
- EPC rating TBC

## Ground Floor

### Entrance hall

Stairs rising to the first floor.

### First Floor

### Hallway

Wall mounted electric storage heater, stairs to the second floor, doors to:

### Kitchen/Diner

16' 9" x 10' 9" (5.11m x 3.28m)

Wall mounted electric storage heater, two windows to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for a washing machine, fridge/freezer, cooker with extractor hood over, opening to dining area, double doors to lounge.

### Lounge

16' 9" x 10' 6" (5.11m x 3.20m)

Window to the front aspect, two wall mounted electric heaters, electric feature fire, door to hallway.

### Cloakroom

Window to the front aspect, WC, wash hand basin.





## Second Floor

### Landing

Loft hatch, airing cupboard, doors to:

### Bedroom One

10' 8" x 14' 7" (3.25m x 4.45m)

Window to the front aspect, wall mounted electric storage heater.

### Bedroom Two

10' 9" max x 13' 2" (3.28m x 4.01m)

Window to the rear aspect, wall mounted electric storage heater, built in wardrobes.

### Bedroom Three

7' 9" x 8' 7" (2.36m x 2.62m)

Window to the front aspect, wall mounted electric heater, storage cupboard.

### External

Single garage en-bloc, private garden laid to shrubs, ornamental plants and seating area.

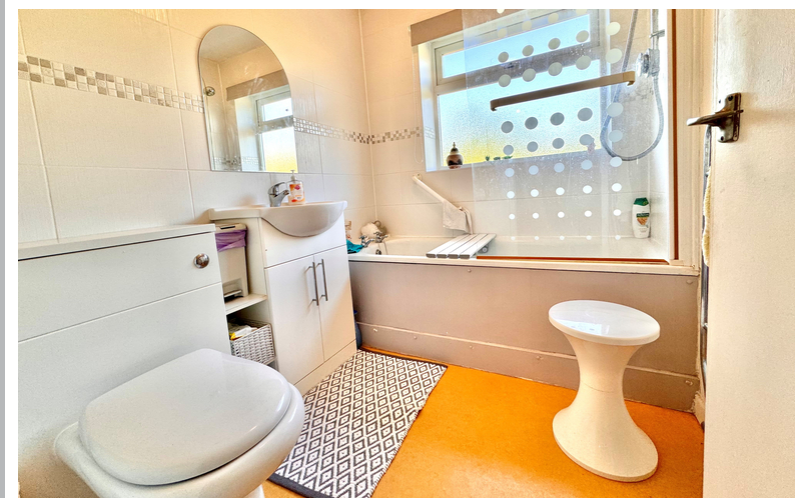
## Agent's Notes

### Lease Details

Term: 999 years from 25 March 1970 – 945 Years remaining.

Ground Rent: £40 per annum.

No Service Charge payable.





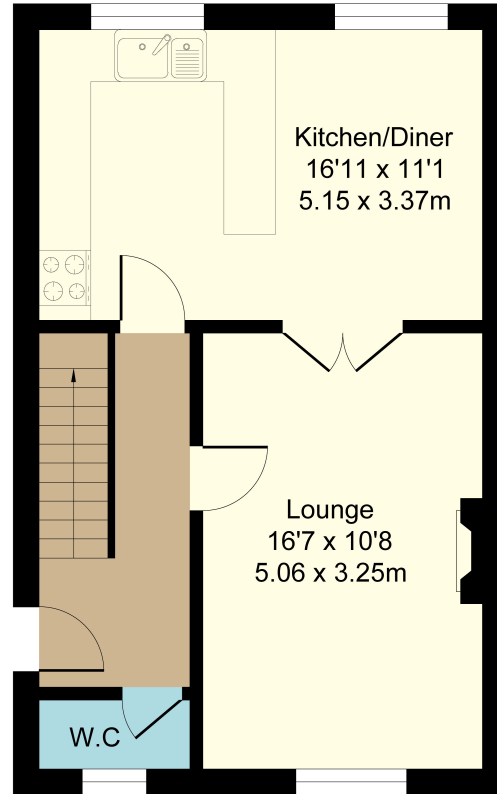




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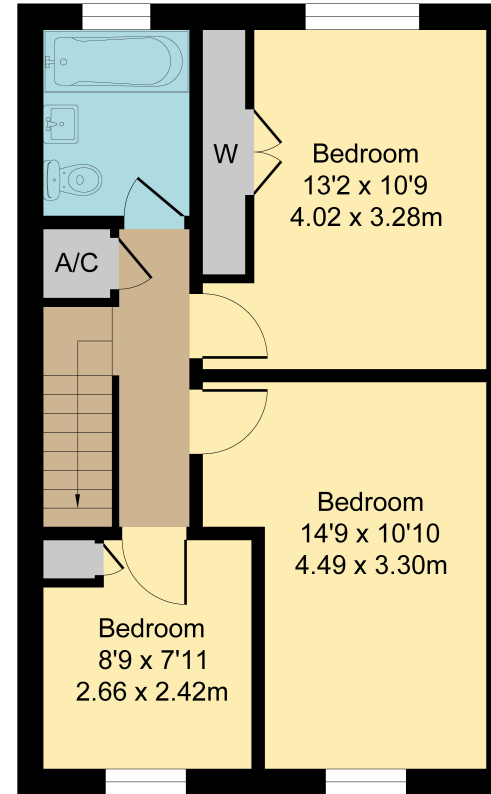
## Ground Floor

Area: 43.4 m<sup>2</sup> ... 467 ft<sup>2</sup>



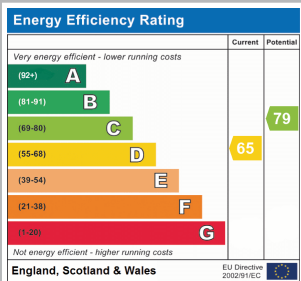
## First Floor

Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>



Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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