



Mallard Court, Baldock, Hertfordshire. SG7 5DA

Satchells



2 Bedroom Apartment £280,000 Leasehold

A charming two-bedroom ground floor flat within the well-regarded Mallard Court development, ideally positioned just moments from the heart of Baldock town centre. Presented in truly lovely condition throughout, the property offers a bright and welcoming home that is ready to move straight into.

The principal bedroom benefits from its own en-suite facilities and fitted wardrobes, whilst the second bedroom also features a built-in wardrobe. Set within easy reach of Baldock's independent shops, cafés, and traditional pubs, and with the railway station close at hand offering direct services to London King's Cross. This is a quite superb opportunity that early viewing is strongly recommended with the property being sold chain free.



- Town centre location
- Close proximity to amenities
- Beautiful condition throughout
- Two double bedrooms
- Bathroom and en-suite to principal bedroom
- Excellent transport links
- Allocated parking
- Ground floor
- Chain free
- Viewing highly recommended
- EPC rating C. Council tax band C

Ground Floor**Entrance:**

Via communal front door, entry phone system.

Front door/Hallway:

Front door entrance. Storage cupboards. Fitted carpets. Access to all rooms.

Lounge/Dining Room:

Abt. 23' 10" x 15' 7" (7.26m x 4.75m) Double glazed windows to rear and side aspect. Fitted carpets. Two radiators. Built-in storage unit.

Kitchen:

Abt. 8' 6" x 6' 7" (2.59m x 2.01m) Double glazed window to side aspect. A range of fitted wall and base units. Stainless steel sink and drainer. Integrated appliances, gas hob and extractor fan. Tiled flooring.

Bedroom One:

Abt. 20' 1" x 9' 10" (6.12m x 3.00m) Double glazed window to side aspect. Fitted wardrobes. Fitted carpets. Radiator. Access to:

En-Suite:

Abt. 6' 11" x 5' 11" (2.11m x 1.80m) Suite comprising low level WC, hand wash basin and shower cubicle with glass

screen. Heated towel rail. Tiled walls and flooring.

Bedroom Two:

Abt. 12' 8" x 12' 4" (3.86m x 3.76m) Two double glazed windows to rear and side aspects. Fitted carpets. Fitted wardrobes. Radiator.

Bathroom:

Abt. 8' 2" x 5' 11" (2.49m x 1.80m) Three piece suite comprising low level WC, panelled bath and hand wash basin. Heated towel rail. Tiled walls and flooring.

Outside**Gardens and Parking:**

Communal gardens and allocated parking.

Additional Information**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66

inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: Good

Tenure: Leasehold

Council Tax Band: C

Council tax payable: TBC

Length of lease: TBC

Ground Rent details: £125 per year

Service charge Details: £2200 per year

For further material information please contact the office marketing this property.

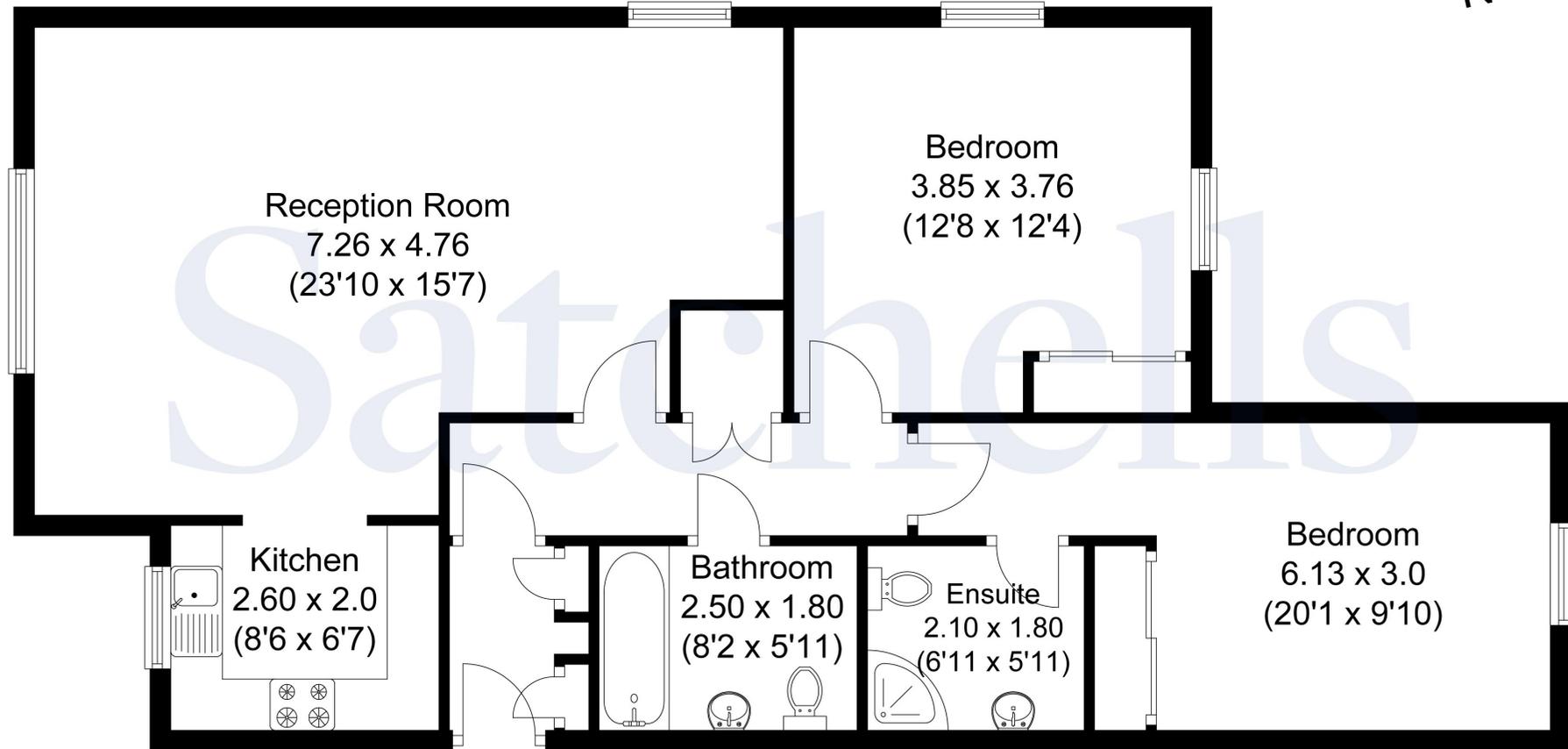




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



Total area: approx. 84.60 sq. metres (910.62 sq. feet)
For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.