



41 The Tene, Baldock, Hertfordshire. SG7 6DG

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## 2 Bedroom Apartment £250,000 Leasehold

A two double bedroom, second floor apartment set in the heart of Baldock. It offers easy access to all local shops, bars, restaurants and mainline station. The property is offered to the market in stunning condition throughout.

- Two bedrooms
- Second/Top floor with loft access
- Town centre
- Stunning condition
- Large lounge
- Communal garden
- Modern kitchen
- 102 years remaining
- Service Charge £785 - Ground Rent £10
- EPC rating C. Council tax band B



## **Ground Floor Entrance:**

Via communal front door, leading to the second floor.

## **Hall:**

Fitted carpet, radiator, storage cupboard, entry phone system, doors to all rooms.

## **Lounge:**

Abt. 15' 3" x 13' 6" (4.65m x 4.11m) Double glazed side and rear aspect window. Radiator. Fitted carpet.

## **Kitchen:**

Abt. 11' 2" x 10' 7" (3.40m x 3.23m) Range of fitted wall and base units with worktops, stainless steel sink and drainer. Oven and extractor. Radiator. Double glazed window to front aspect. Tiled splashbacks. Lino flooring. Plumbing for washing machine.

## **Bedroom One:**

Abt. 16' 5" x 9' 7" (5.00m x 2.92m) Double glazed window to rear aspect. Radiator. Fitted carpet. Built in wardrobes.

## **Bedroom Two:**

Abt. 13' 2" x 8' 6" (4.01m x 2.59m) Double glazed window to front aspect. Radiator. Hard wooden flooring.

## **Shower Room:**

Abt. 11' 2" x 6' 0" (3.40m x 1.83m) Double glazed window to front aspect and low level WC. Wash hand basin, heated towel rail, and walk in shower cubicle. Tiled flooring. Smart mirror.

## **Additional information**

### **Agents Note:**

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

Top Floor with loft access.

Lease - 102 years remaining.

Service Charge - £785.

Ground Rent - £10.

## **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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

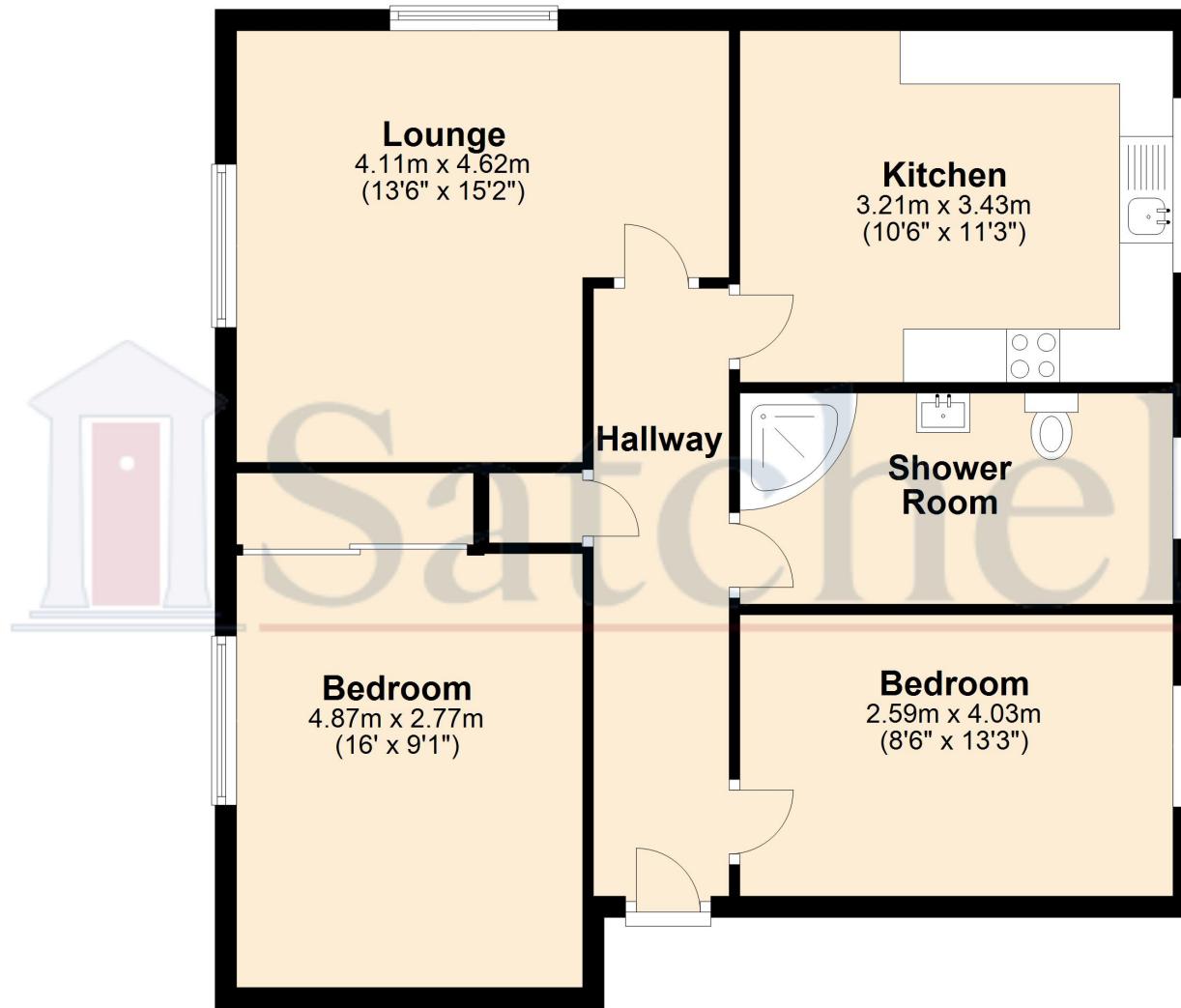




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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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## Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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