



High Street, Baldock, Hertfordshire. SG7 6BG

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1 Bedroom Apartment £145,000 Leasehold

A larger than average first floor apartment with a roof terrace situated on the high street in Baldock. Within strolling distance of the train station, and a journey time to London of approximately 39 minutes. You are also within walking distance of a huge range of pubs, restaurants, and coffee shops. The price of £145,000 reflects that the property needs modernisation and that the lease has 73 years remaining. You may wish to extend the lease, and this would increase the value to £185,000 reflecting the current market. To extend a lease in the UK, a leaseholder must formally serve a Section 42 notice on the landlord, typically their freeholder, this legally mandated process grants a 90-year extension and a zero-ground rent. Further advice can be gained from <https://www.lease-advice.org/calculator/> and this suggests the approximate cost to extend the lease would be approximately £17,000 plus legal costs. The online calculator will give you a general guide to costs for renewing a lease. Generally, you would need to have owned the flat for two years to extend a lease, however the owner of the flat is prepared to assign the benefit of having owned the flat for many years so the process of extending the lease would not be delayed. The ground rent is currently £100 a year and the service charge is £1400 per year.

- Spacious 1 bed apartment
- Town Centre location
- Strolling distance of the train station
- Ground Rent £100
- Terrace
- Chain free
- EPC rating D. Council tax band B

First Floor

Entrance:

Via wooden front door.

Hallway:

Fitted carpet. Doors to:

Living Room:

Abt. 15' 4" x 12' 8" (4.67m x 3.86m) Window to side aspect.

Radiator. Fitted carpet.

Kitchen:

Abt. 9' 8" x 5' 10" (2.95m x 1.78m) Window to rear aspect. Range of wall and base units. Sink and drainer. Plumbing for washing machine.

Bedroom:

Abt. 15' 0" x 9' 4" (4.57m x 2.84m) Single glazed window to front aspect. Radiator. Fitted carpet.

Bathroom:

Three piece suite comprising panelled bath, pedestal wash hand basin and low level wc.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

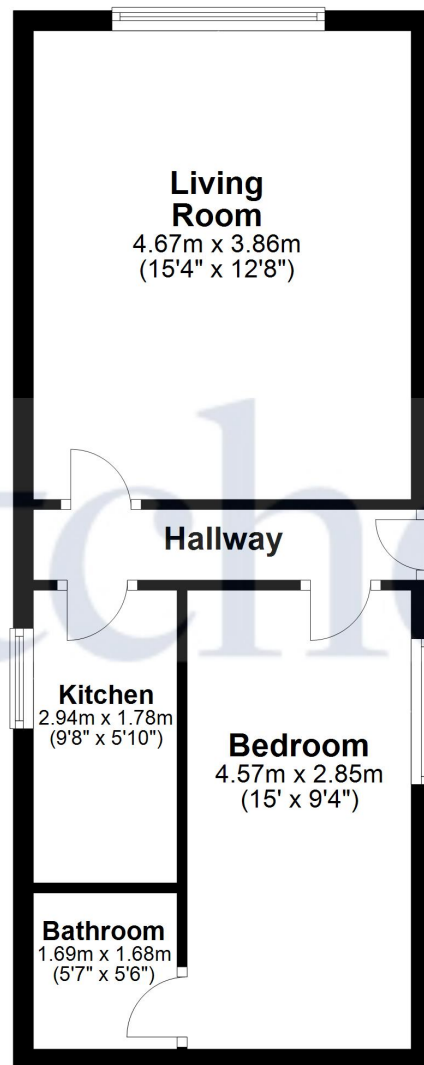
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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