



37a, Clare Crescent

Baldock,
Hertfordshire, SG7 6JR
Leasehold £199,950

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Attention first time/ investment buyers! Country Properties are delighted to offer to the market this one double bedroom first floor maisonette with off road parking and large private garden measuring approximately 50ft x 40ft. With a long lease, very low services charges and a potential rental yield in excess of 5% this would make a fantastic investment purchase!

- 1 double bedroom first floor maisonette
- Large private garden approx. 50ft x 40ft
- Timber storage shed
- Off road parking
- Long Lease – 119 years remaining
- Potential rental income circa £995 pcm

Accommodation

Entrance Hall

Large storage cupboard on ground floor, stairs leading to first floor, loft hatch, doors to all rooms:

Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)
Window to the rear aspect, radiator, a range of wall mounted and base level units with work surface over, space for cooker, washing machine, tumble dryer and fridge/freezer.

Lounge

11' 5" x 12' 7" (3.48m x 3.84m)
Window to the rear aspect, radiator.

Master Bedroom

8' 9" x 10' 4" (2.67m x 3.15m)
Window to the front aspect, radiator, storage cupboard & boiler cupboard.



Family Bathroom

Window to the front aspect, heated towel rail, WC, wash hand basin, bath with shower attachment.

External

Front

Large garden to front measuring approx. 50ft x 40ft with parking area for 1-2 cars, large timber storage shed.

Lease Details

Term: 125 years from 7 January

2019 – 119 years remaining

Service Charge: Approx £130 per annum

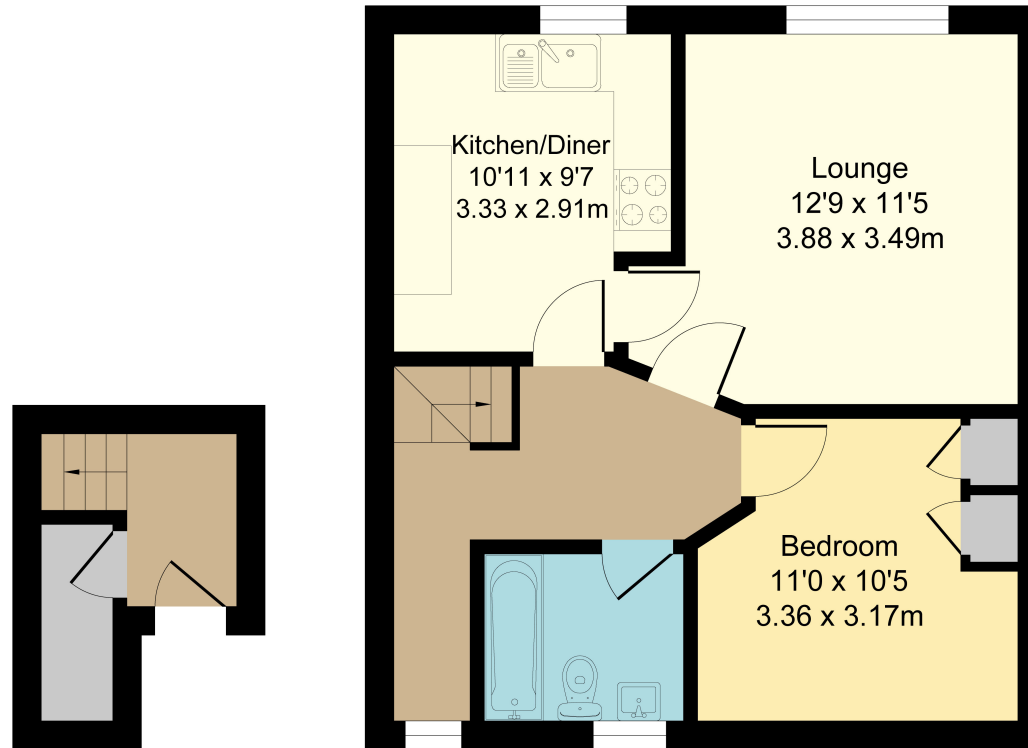
Ground Rent: £10 per annum



37a Clare Crescent, Baldock

Ground Floor
Area: 4.3 m² ... 47 ft²

First Floor
Area: 47.4 m² ... 511 ft²



Total Area: 51.7 m² ... 558 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	76
		EU Directive 2002/91/EC	

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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