



19 Orwell View • Clothall Common • Baldock • Hertfordshire • SG7 6TH

Guide Price £165,000

Charter Whyman

TOWN & VILLAGE HOMES



PURPOSE-BUILT GROUND FLOOR APARTMENT PLEASANT LOCATION ON EAST SIDE OF TOWN ALLOCATED PARKING

THE PROPERTY

This modern, purpose-built ground floor apartment provides well-proportioned accommodation including reception room, kitchen, double bedroom and bathroom. The property is of insulated cavity wall construction and benefits from uPVC double-glazed windows and gas fired central heating.

AGENT'S NOTE: The property has just 82 years remaining of its lease and we recommend that, should you require a mortgage to purchase, you take advice from your mortgage broker prior to viewing the property. The choice of mortgage lender may be limited to, for example, Barclays, NatWest, Halifax and a small number of other lenders.

THE OUTSIDE

The property is set in a communal garden shared with three other apartments and there is an allocated parking space.

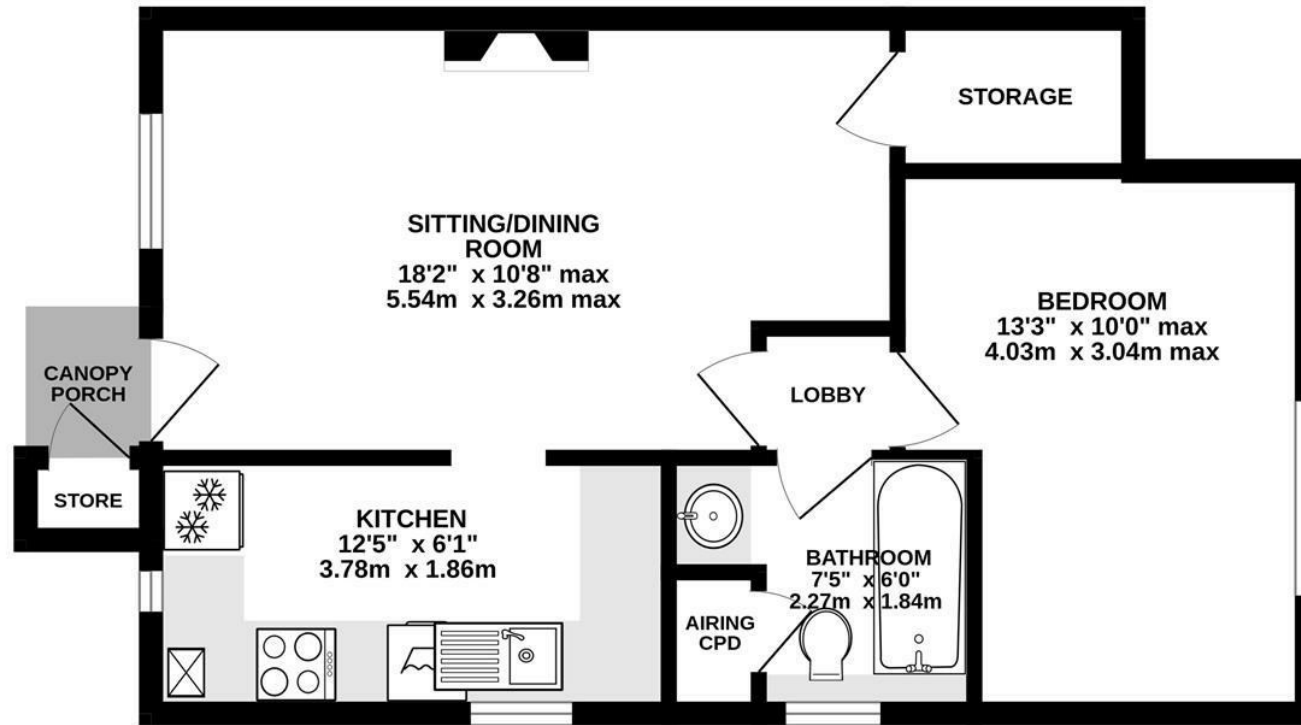
THE LOCATION

The apartment is pleasantly located in a residential close in Clothall Common on the eastern side of the north Hertfordshire market town of Baldock, within a mile of the High Street and three-quarters of a mile from the mainline railway station. Baldock is on the Cambridge to London mainline and services run throughout the day. The fastest journey to London St Pancras takes just 33 minutes and to Cambridge 32 minutes. The town stands just off the A505 with Junction 9 on the A1 (M) (southbound) being only 2.8 miles away and Junction 10 (northbound) just 2.9 miles.

The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (including the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

Made with Metropix ©2024

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

LEASEHOLD: 82 years remaining. Ground Rent: £30 pa.

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - B

EPC RATING

Band - C

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk