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17 The Twitchell, Baldock, SG7 6DW

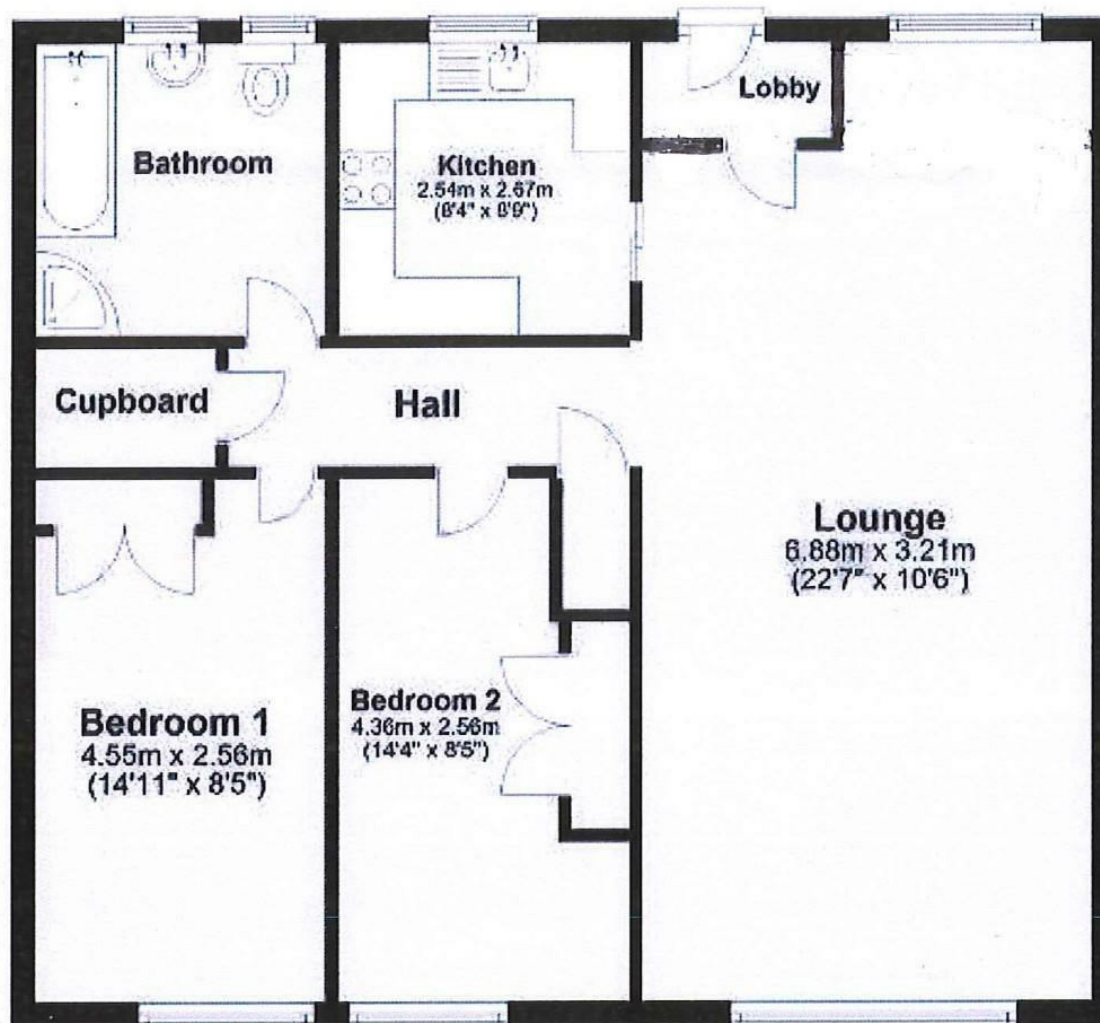
17 The Twitchell, Baldock, SG7 6DW

Asking Price £235,000

With the added advantage of being set on the ground floor, this spacious two bedroom apartment is located just off Baldock's main High Street. Baldock is a historic market town boasting many popular shops, pubs, restaurants and cafés. Baldock also has a mainline train station with a regular service to London Kings Cross and therefore ideal for commuters. The apartment benefits from a garage, parking, and tidy communal courtyard. Viewing is highly recommended to see the true size and convenient location of this property.

- No upward chain.
- Kitchen with eye level double oven.
- Two large bedrooms.
- Communal courtyard.
- Potential rent as is £995PCM giving 5.08% yield.
- Large dual aspect living room.
- Four piece family bathroom.
- Garage en bloc.
- 948 Years remain on lease. Nil Ground Rent. £90 PCM Service Charge.

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

**Entrance**

uPVC front door with fan light window. uPVC window to side. Carriage lamp to side.

**Entrance Hall**

Laminate flooring. Fully glazed door to living room.

**Living Room**

Dual aspect with uPVC windows front and rear. Two radiators. Door to inner hall. Doorway to kitchen. Coving.

**Kitchen**

Range of eye and base level units. Inset four ring gas hob. Eye level double oven. Inset one and a half bowl stainless steel sink. Space and plumbing for washing machine. Space for upright fridge freezer. uPVC window to front. Vinyl flooring. Wall hung Worcester gas fired boiler.

**Inner Hall**

Doors to bathroom and both bedroom. Airing cupboard. Storage cupboard.

**Bedroom Two**

uPVC window to rear. Radiator. Built in double wardrobe. Coving.

**Bedroom One**

uPVC window to rear. Radiator. Coving.

**Family Bathroom**

For piece suite consisting shower cubicle with power shower, corner bath with shower handset, low level WC and pedestal wash hand basin. Radiator. Fully tiled. Two uPVC windows to front.

**Outside****Communal Area**

Communal area for clothes drying etc.


**Garage En Bloc**

Single garage with up and over door.

**Agents Note**

948 years remaining on lease. No ground rent. Service charge £90 PCM.

**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 71                         | 77  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



