



RIDDELL GARDENS

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 Riddell Gardens, Baldock, SG7 6JZ

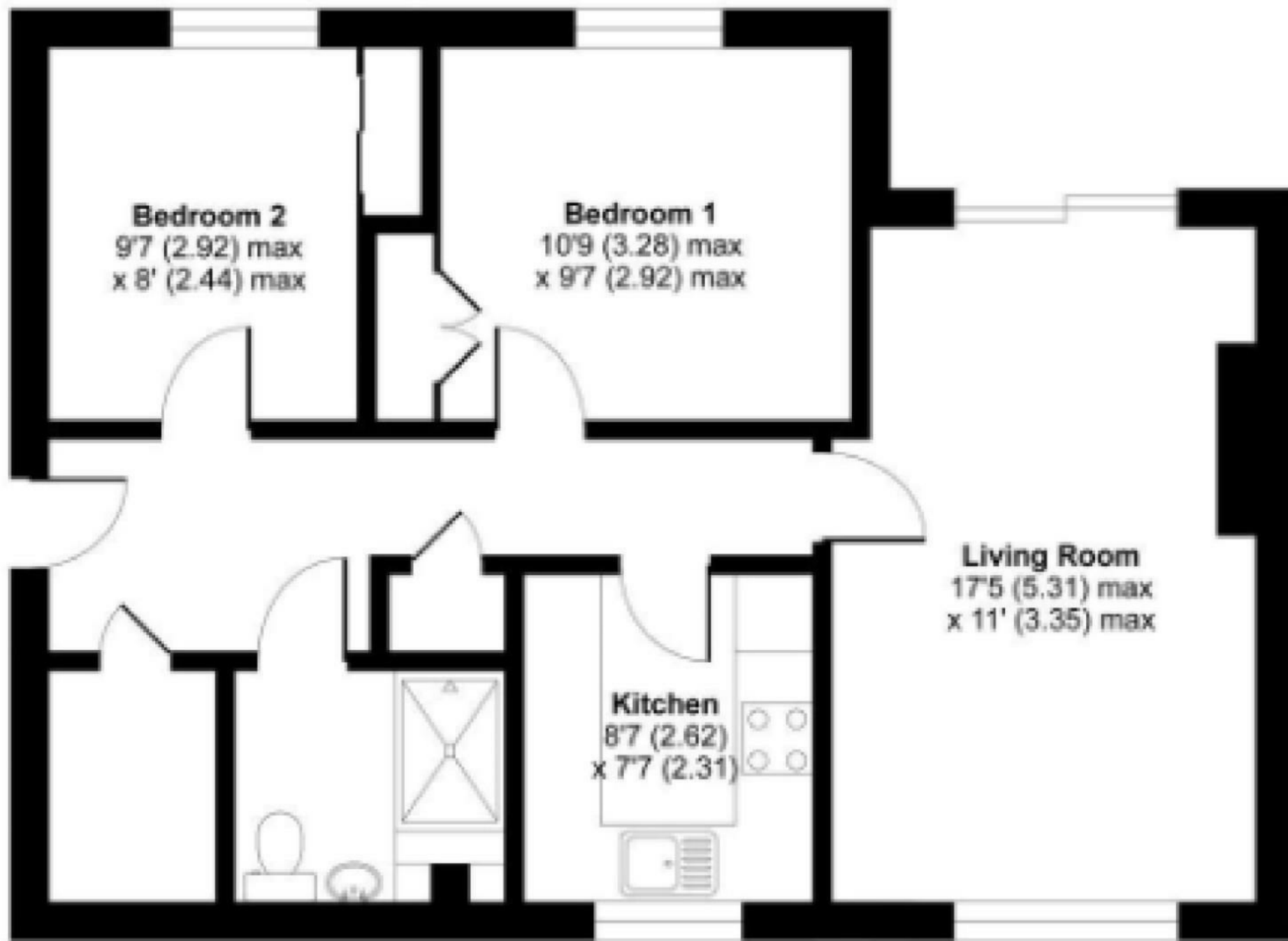
## 3 Riddell Gardens, Baldock, SG7 6JZ

Asking Price £220,000

Set a short walk from the vibrant High Street, is this two double bedroom first floor flat for the over 60s. The property is a good size throughout with the added benefit of having a garage and being chain free. There is a common room on site that is very popular with the residents.

- Over 55's Complex.
- Refitted shower room.
- Kitchen.
- East facing balcony.
- Garage with loft.
- Two double bedrooms.
- Large storage cupboard.
- Dual aspect living room.
- Communal gardens. Meeting room.
- No upward chain.

Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com



**Bedroom 2**  
9'7 (2.92) max  
x 8' (2.44) max

**Bedroom 1**  
10'9 (3.28) max  
x 9'7 (2.92) max

**Living Room**  
17'5 (5.31) max  
x 11' (3.35) max

**Kitchen**  
8'7 (2.62)  
x 7'7 (2.31)

## Ground Floor

### Entrance Hall

Accessed by phone security system or keypad. Stairs to first floor. Stair lift.

### First Floor

### Landing

Stairs from ground floor. Stair lift from ground floor.

### Property Entrance

Part glazed front door.

### Inner Hall

Doors to all rooms. Radiator. Loft access.

### Bedroom Two

uPVC window to front. Radiator. Built in wardrobe.

### Storage Cupboard

Shelving. Light.

### Shower Room

Refitted with quadrant shower cubicle with power shower. Large vanity unit with inset ceramic wash hand basin. Low level WC with hidden cistern. Vinyl flooring. Extensive tiling. Chrome ladder style heated towel rail. Extractor fan.

### Bedroom One

uPVC window to front. Radiator. Built in wardrobe.

## Kitchen

uPVC window to rear. range of eye and base level units. Inset stainless steel sink. Wall mounted gas fired boiler. Vinyl flooring. Tiled splash backs. Space and plumbing for washing machine. Space for fridge freezer and slot in electric cooker.

## Living Room

Dual aspect room with uPVC window to rear and Patio doors to front. Radiator. Feature fireplace with stone hearth and blocked flue. Two wall light points.

## Balcony

Covered. Looking East. Stone floor.

## Outside

### Communal Gardens

well tended gardens.

### Facilities

Communal reception room.

### Garage

16'9" x 8'1"

Centre of a bank of three en block. Can be seen from balcony. Up and over door.


### Agents Note

Lease Term: 183 years from 24 June 1987.

Service Charges: Approx £2662 per annum inclusive. (The service charge is for general maintenance around the

communal grounds - gardens, fences etc - and the communal area which is used each day by residents.)

## 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>		
(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 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.





