



HUNTERS[®]
HERE TO GET *you* THERE

Flat 6, Steeds Yard Brewery Lane, Baldock, SG7 5BH

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Asking Price £225,000

Rare opportunity to acquire a good sized two bedroom maisonette situated in this quiet location only minutes from Town centre and Train station. The property is available chain free.

- First floor maisonette.
- Large bright and airy living room.
- Well appointed kitchen and bathrooms.
- Two double bedrooms.
- Allocated parking space.
- No upward chain.

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Ground Floor

First Floor



Ground Floor

Entrance

Apex roof storm canopy. Solid wood front door with glazed insert.

Entrance Hall

3'3" x 4'1"

First Floor

Landing

8'3" x 7'1" max

Radiator. Laminate floor. Doors to all first floor room. Loft access.

Living Room

11'0" x 15'10" max

Two double glazed windows to rear. Radiator. Laminate floor. Loft access.

Kitchen

5'10" x 8'7" max

Double glazed window to front. Vinyl flooring. Range of eye and base level units. Inset stainless steel sink. Four ring gas hob with oven below and extractor hood over. Tiled splash backs. Space and plumbing for washing machine. Wall mounted gas fired central heating boiler. Built in fridge freezer.

Bathroom

5'6" x 7'4"

Double glazed window to rear. Panel bath with power shower over. Pedestal

wash hand basin. Low level WC with centre flush. Extractor fan. Fully tiled. Vinyl flooring. Radiator.

Bedroom One

8'2" x 12'4"

Double glazed window to front. Radiator below.

Bedroom Two

9'6" x 9'3"

Double glazed window to rear. Radiator below.

Outside


Parking

Allocated parking space.

Agents Note

Ground Rent £200 PA. Service Charge £933. Lease 107 Years.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



