



Connells

1 & 2 Maltings Court, Mansfield Road
Baldock



Property Description

*** RARE TO MARKET *** Offered to the market is this rare opportunity to acquire this dual apartment with an additional workshop below. The property has also had previous planning permission to turn the the dwelling into four town houses, which could be a fantastic project for a developer/investor..

Key Features

- Two spacious apartments.
- Central Baldock location.
- Potential to developer or rent out.
- One of a kind accommodation.
- Large workshop with commercial opportunity.
- Allocated parking.
- Motivated vendors.
- Walking distance to Baldock train station.

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. It lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.

Flat One

Entrance Hall

Internal door into workshop.

Lounge

21' 2" x 12' 2" (6.45m x 3.71m)

Single glazed window and balcony, laminate flooring and TV point.

Dining Room

13' 3" x 8' 8" (4.04m x 2.64m)

Single glazed window, fitted carpet.

Kitchen

9' 7" x 9' 7" (2.92m x 2.92m)

Fitted kitchen with range of wooden wall and base units, one and half bowl sink/drainer and worktops, space for appliances, laminate flooring and single glazed window.

Balcony Area

Spacious balcony area with double glazed velux window, overlooking lounge.

Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)

Single glazed window, fitted carpet, fitted wardrobes and radiator.

En Suite

Fully tiled En Suite comprising wash hand basin, WC and shower cubicle, radiator and double glazed velux window.

Bedroom Two

21' 6" x 10' (6.55m x 3.05m)

Single glazed window, laminate flooring, fitted cupboard and radiator.

Bedroom Three

16' 9" x 9' 5" (5.11m x 2.87m)

Three double glazed velux windows, fitted carpet, built in wardrobe and radiator.

Garage/Store Room

22' x 30' 2" (6.71m x 9.19m)

Garage under flat One with garage door, internal doors to worksop and internal door from entrance hall. Currently used as wood store room.

Bathroom

Fully tiled bathroom comprising wash hand basin, WC, shower cubicle and bath tub, heated towel rail.

Flat Two

Cloakroom

Wash hand basin, WC, lino flooring, heated towel rail and single glazed window.

Lounge

17' 2" x 12' 10" (5.23m x 3.91m)

Single glazed and double glazed windows, fitted carpet, TV point and radiator.

Second Floor

Bedroom One

12' x 10' 11" (3.66m x 3.33m)

Velux window, fitted carpet, built in wardrobe and radiator.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

Velux window, fitted carpet, built in wardrobe and shower cubicle.

Office

12' 7" x 7' 9" (3.84m x 2.36m)

Velux window, fitted carpet, built in cupboard and radiator.

Bathroom

Second floor bathroom comprising wash hand basin, WC, bath tub with Jacuzzi and shower cubicle, fully tiled, velux window.

External

Workshop

45' 9" x 21' (13.94m x 6.40m)

Double side opener doors and windows, hard standing floor, power and light.

Parking

Allocated off road parking space for two cars.

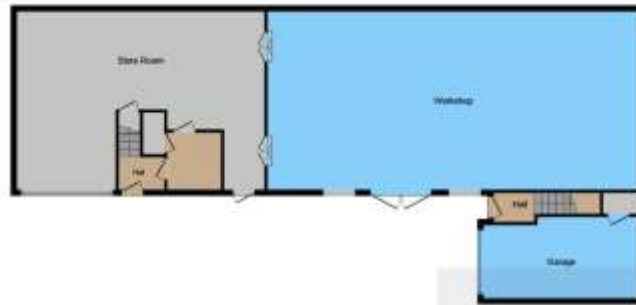
Second Garage

Internal garage under flat Two.









Ground Floor



Second Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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