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16 Chauncy Gardens, Baldock, SG7 6SZ

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£110,000

Whether you are a first-time buyer or looking to downsize, or as an investor, this property presents a wonderful opportunity to own a charming home in a desirable location. This well presented first floor studio apartment is situated on the ever popular Clothall Common development close to the Town Centre and British Railway Station all within a convenient walk. Baldock is a busting Market Town with a selection of independent shops and with a vibrant café culture, along with lovely nearby walks.

Rental potential £775pcm giving yield of 8.45%

- First Floor Studio Apartment.
- Fitted Kitchen
- Popular Location
- Viewings Highly Recommended
- Spacious Lounge/Bedroom
- Ideal Investment
- Allocated Parking

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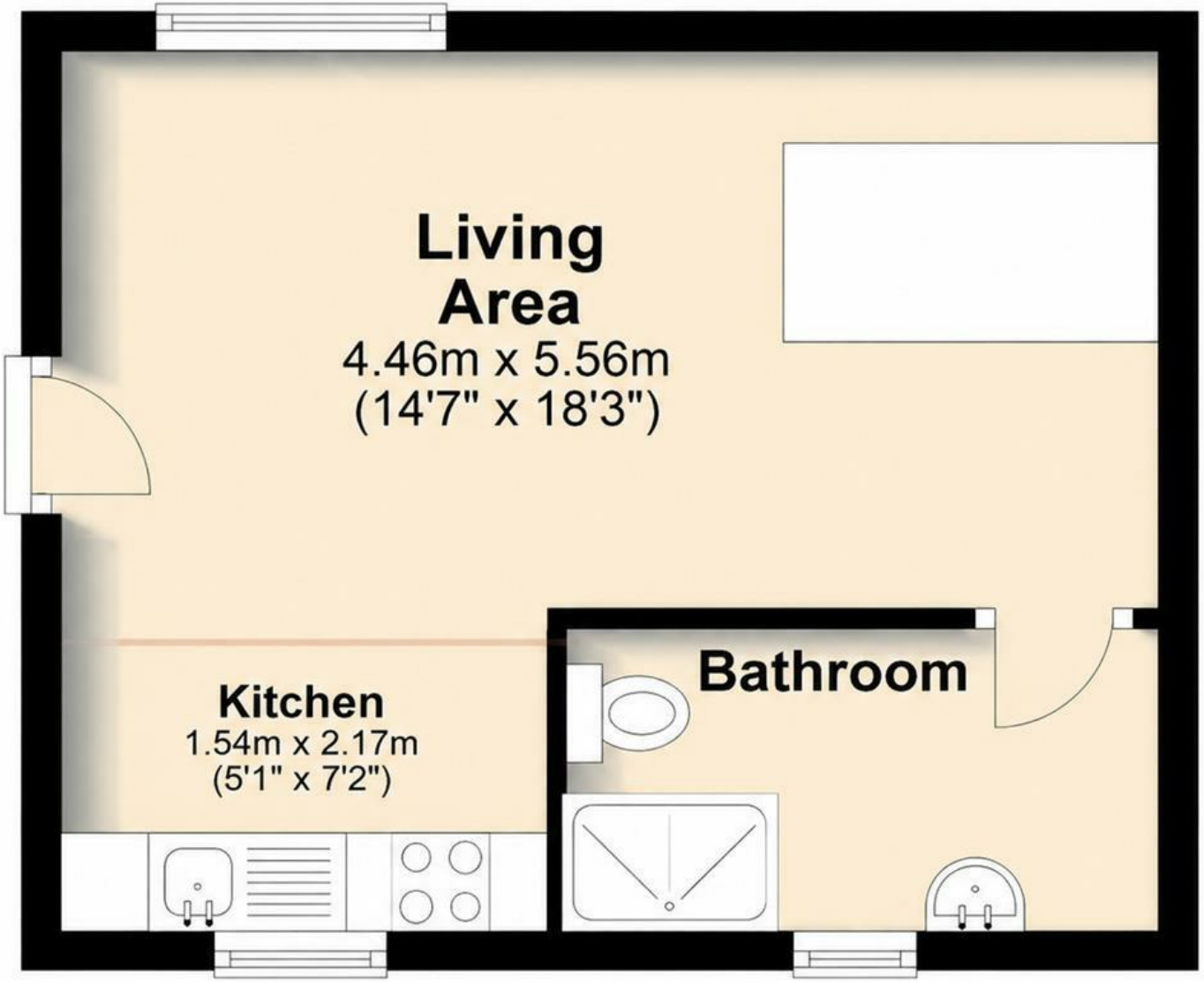


For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.The size and position of doors,windows,appliances and other features are approximate.
Plan produced using PlanUp.

Entrance
The entrance to the property is through a main communal front door.

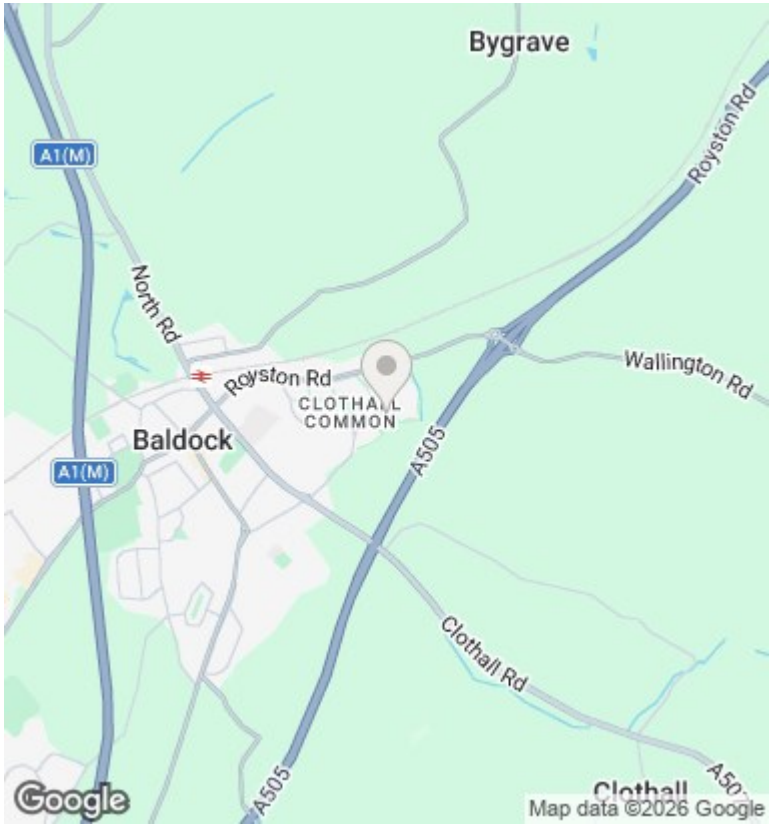
Lounge/Bedroom
18'3 x 14'8
The living area has a large double glazed window to the front aspect with a large lower window seat area. Both the living and bedroom areas have ample space for both living and bedroom furniture. TV and telephone points. Storage heater.

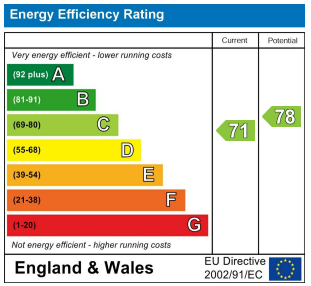
Kitchen Area
7'1 x 5'2
The kitchen area has a double glazed window to rear aspect, and comprises a matching range of wall and base units with roll edge worksurfaces over, a stainless steel sink and drainer unit and an electric oven and hob above, space and plumbing for a washing machine, and space for an under counter fridge/freezer, and a breakfast bar area.

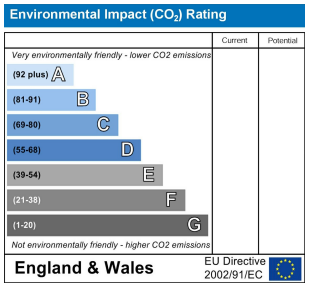
Shower Room
The shower room is a fantastic size and comprises; a three piece suite with low level flush WC, hand wash basin with vanity unit and a walk-in shower cubicle, there is are two obscured double glazed windows to rear aspect.

Parking
There is one allocated parking space.

Agents Notes
Lease Details
Service Charge
Ground Rent £53 per quarter.
Lease issued July 1984 for 120 years. 78 years remaining.







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, iWEstates 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 iWEstates estate agents.