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6 Heath Hall High Street, Baldock, SG7 6DT

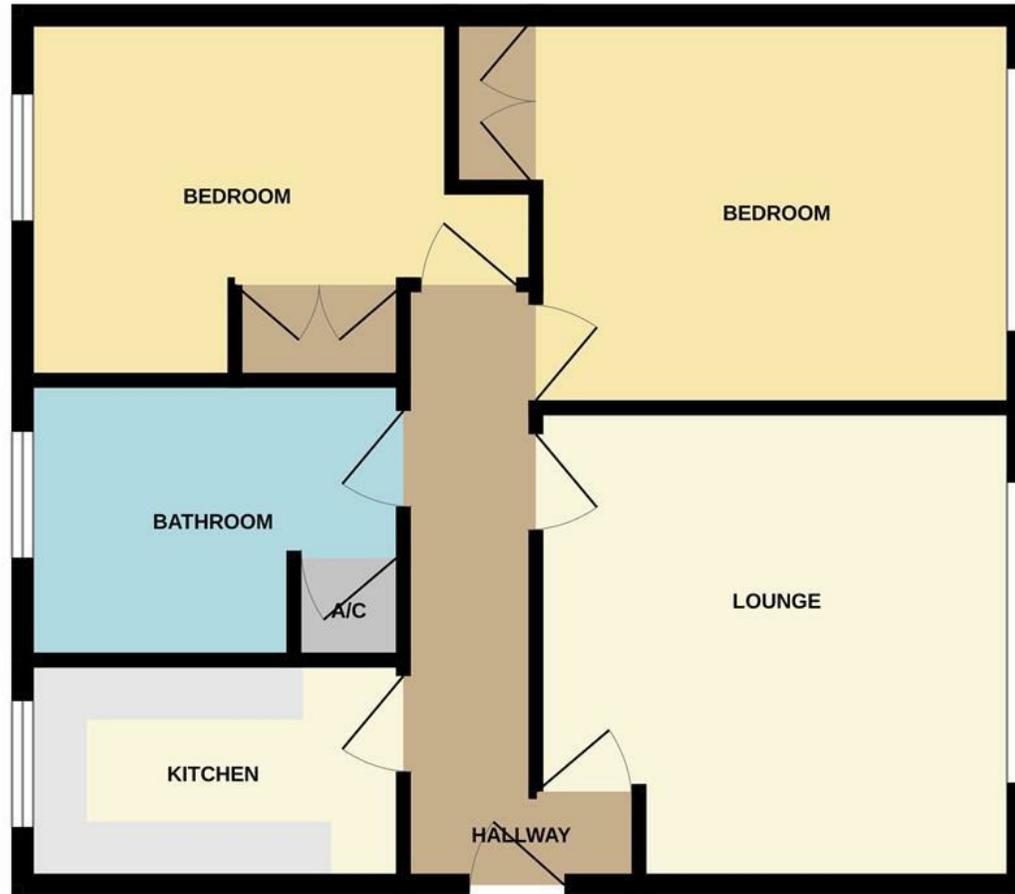
# 6 Heath Hall High Street, Baldock, SG7 6DT

Guide Price £240,000

**\*\*CHAIN FREE WITH GARAGE EN BLOC\*\*** Nestled in the charming area of the High Street, Baldock, this delightful flat comprises two spacious bedrooms, providing ample room for rest and personal space. This property is ideal for those seeking a low-maintenance lifestyle in a vibrant community. With its prime location, residents can enjoy easy access to local amenities, shops, and transport links, making it an excellent choice for both first-time buyers, investors and those looking to downsize. Whether you are looking to invest or find a new home, this flat in Baldock presents a wonderful opportunity to embrace modern living in a picturesque setting.

- Chain Free
- Two double bedrooms
- Garage en bloc
- Top Floor (3rd Floor)
- Fantastic Location on Baldock High Street
- Ideal first time purchase or investment opportunity
- Residents parking

# TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Top Floor (3rd Floor)

### Entrance Hallway

Front door leads into property. Location of fuse board. Wall mounted heater. Telephone entry system.

### Kitchen

11'1" x 7'4"

UPVC double glazed window to rear aspect. Stainless steel single drainer sink unit. Matching eye level and base units with work surfaces over. Integral hob and oven. Stainless steel extractor hood. Plumbing for a washing machine and space for fridge/freezer. Tiled splashbacks.

### Lounge

15'7" (max) x 13'6"

UPVC double glazed window to front aspect. Wall mounted heaters.

### Bedroom One

10'5" x 13'7"

UPVC double glazed window to front aspect. Integral wardrobe. Wall mounted heater.

### Bedroom Two

14'2" (max) x 8'9"

UPVC double glazed window to rear aspect. Wall mounted heater. Integral wardrobe.

### Bathroom

11'10" x 5'6"

UPVC double glazed frosted window to rear aspect. Walk in shower cubicle. Airing cupboard. Tiled throughout. Low level w/c. Vanity sink unit.

### Garage En Bloc

Up and over door.

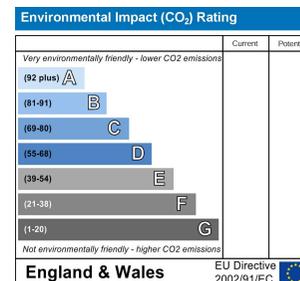
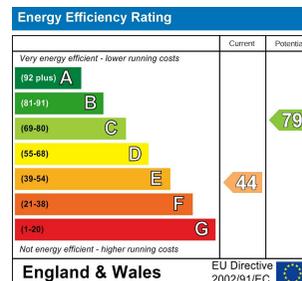
### Residents Parking

### Lease Details

Length: 200yrs from 1st Jan 1981

Ground Rent: a Peppercorn rent

Service Charge: £120pcm (approx)



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