



The Maltings

Green Lane, Ashwell, Baldock,
Hertfordshire, SG7 5LW

£225,000

country
properties

We are delighted to offer to market this generously proportioned CHAIN FREE one-bedroom ground floor apartment, set within a historic building that began life as the well-known Fordham's Brewery in the early 1900s. Over the years, the building has served a variety of uses, including housing the R-White's soft drinks store in 1964, before being thoughtfully converted into apartments in the 1990s. Ideally located in the heart of Ashwell, the property is within walking distance of all local amenities.

Accessed via a communal entrance, the apartment is positioned on the ground floor, offering convenient and easy access. Originally designed as a two-bedroom property, it has been reconfigured to create a more spacious and practical one-bedroom layout, resulting in a larger kitchen, bedroom and a versatile semi open-plan living/dining space.

Upon entry, a spacious hallway provides access to all rooms and benefits from useful storage cupboards. To the left is a well-sized kitchen, fitted with a range of wall and base units, ample work surfaces and appliances included. Straight ahead is the bright and airy living/dining room, offering flexible space for both relaxing and entertaining, enhanced by two large windows and an electric fireplace set within a decorative surround. To the right is a generously proportioned bedroom, complete with built-in wardrobes and ample space for additional furniture. The accommodation is completed by a modern shower room, featuring a walk-in shower, WC and wash hand basin.

Externally, the property benefits from well-maintained communal gardens, an allocated parking space and additional visitor parking.

Early viewing is highly recommended, as apartments of this size and unique layout are rarely available.

Location

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

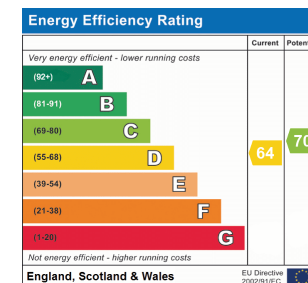
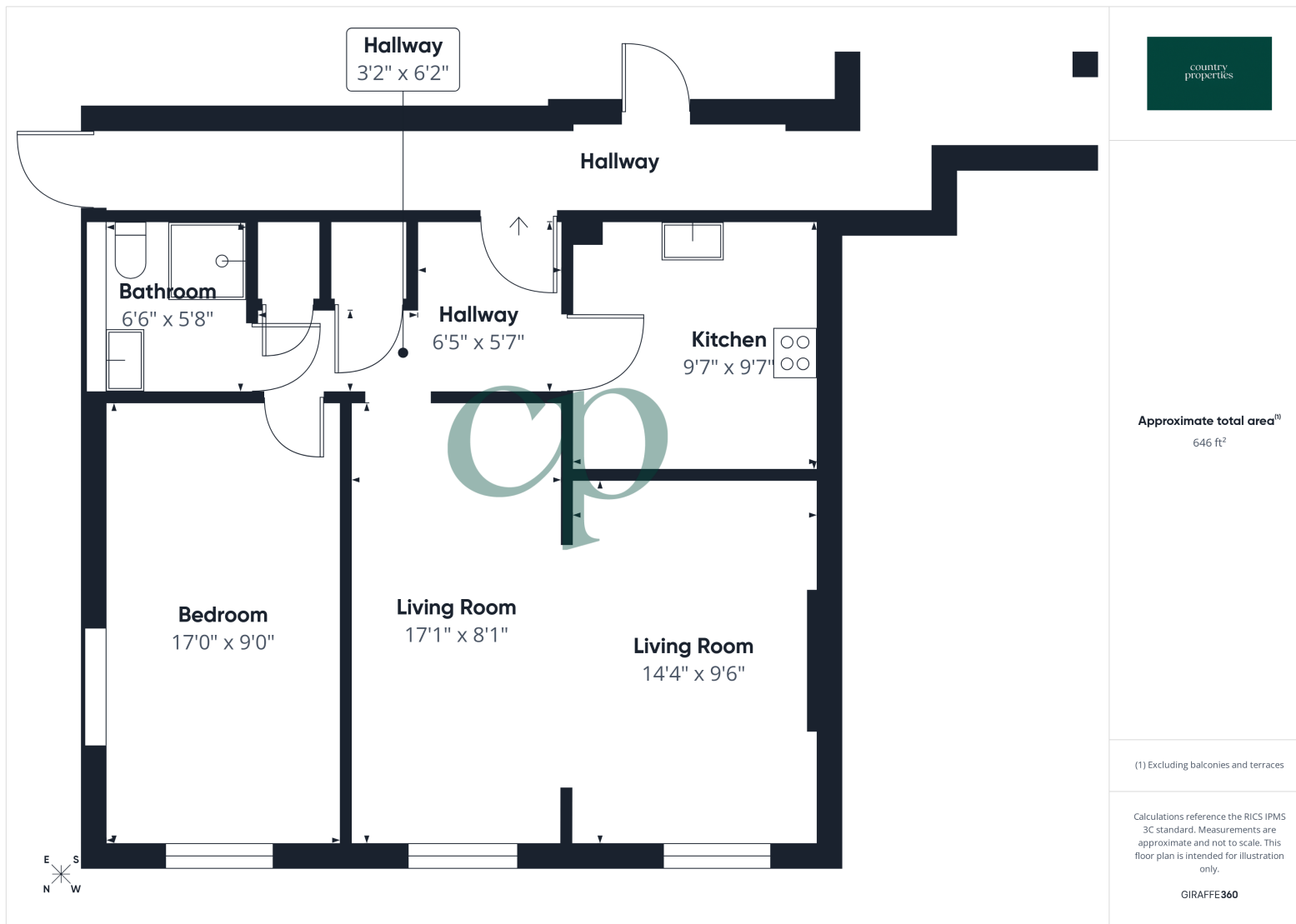
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Chain Free – viewing essential
- Ground floor apartment offering convenient and easy access
- Washing machine, dishwasher, fridge freezer, light fittings, bedroom furniture and bespoke made blinds are included
- Large lounge with electric fireplace
- Well-maintained communal gardens
- Allocated parking space plus additional visitor parking
- Competitively priced for a quick sale!
- Potential rental income of £995 – £1,100 per calendar month
- 963 year Lease – share of freehold – no ground rent – service charge £1952 PA paid quarterly
- Council Tax Band C / EPC Rating D









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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