



Icknield Corner

Icknield Way, Baldock,
Hertfordshire, SG7 5AN
OIEO £230,000

country
properties

We are delighted to offer to market this immaculately presented 2 bedroom first floor apartment, ideally located on Icknield Corner approximately 500 yards from the train station and within walking distance of Baldock High Street and its local amenities.

Offered chain free, this superb apartment has recently been redecorated throughout and benefits from newly fitted carpets, allowing the new owner to move straight in.

Upon entry, you are greeted by a spacious entrance hall granting access to all rooms, as well as 2 useful storage cupboards. To the left of the entrance hall you will find the family bathroom complete with a full sized bath, WC and hand wash basin. Further along the hallway are 2 generously proportioned double bedrooms, both offering ample space for double beds and wardrobes.

The hallway leads through to the spacious open plan kitchen/dining/living room, creating a bright and airy central hub ideal for both entertaining and day-to-day living. The kitchen is fitted with a range of wall and base units, integrated appliances and ample work surfaces, while a breakfast bar provides additional informal dining space and subtly separates the kitchen from the living area. The living/dining space itself is generously sized with plenty of room for both lounge and dining furniture, while windows to the front aspect flood the room with natural light. A gas fireplace adds a cosy focal point to the room.

Externally, the development is well maintained and the property benefits from 1 allocated parking space with additional on-road parking available nearby.

Early viewing is highly recommended to fully appreciate the size, finish and fantastic location this apartment has to offer.

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

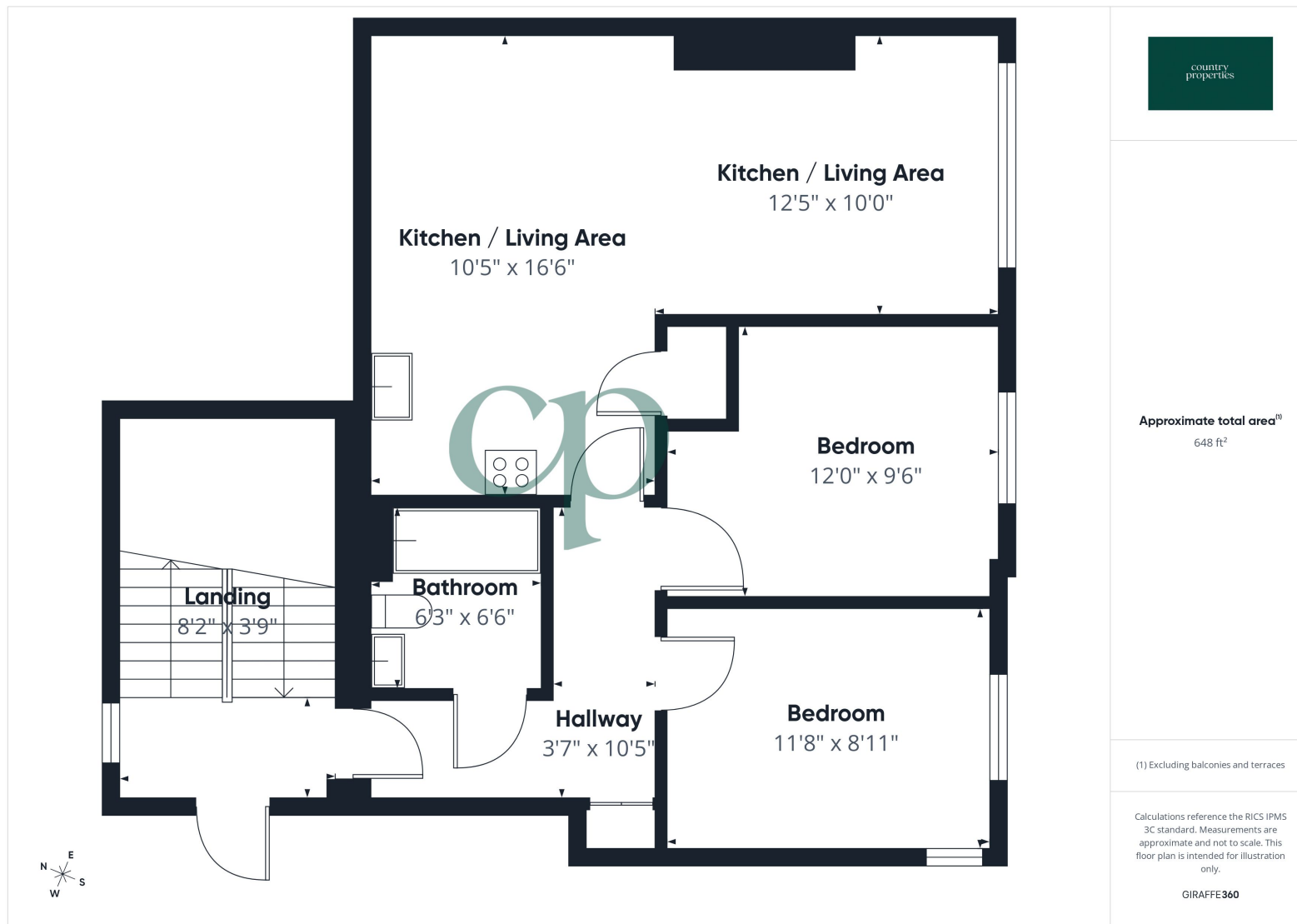
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- First Floor Apartment Situated On A Small Private Development.
- Approximately 500 yards From Baldock Train Station
- 2 Bedrooms - 1 Bathroom
- 22FT Lounge/Dining Room & Modern Fitted Kitchen
- Offered Chain Free! Ready To Move In!
- Lease - 979 Years Remaining - Ground Rent - Peppercorn - Service/Maintenance Charge £1000 PA
- Share of Freehold - Council Tax Band C - EPC Rating B









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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