



# The Maltings

Green Lane, Ashwell, Baldock,  
Hertfordshire, SG7 5LW  
£190,000

country  
properties



We are delighted to offer to market this immaculately presented 1 bedroom ground floor apartment located within the historic Maltings development in the highly desirable village of Ashwell. Offered chain free, this beautifully refurbished property combines character and charm with modern open plan living, making it an ideal purchase for first time buyers, downsizers or investors alike.

Accessed via a secure communal entrance, the property opens into a welcoming hallway granting access to all rooms. The standout feature of the apartment is the spacious open plan kitchen/living room, flooded with natural light from windows to the front aspect. The kitchen is fitted with a range of modern wall and base units, integrated oven and hob, extractor fan, washer / dryer and ample work surfaces, while the generous living area provides plenty of space for both lounge and dining furniture.

The bedroom is a well proportioned double room complete with wardrobes and windows to the front aspect. The property is served by a stylish bathroom fitted with a panelled bath with glass screen and shower attachment, low level WC, hand wash basin and heated towel rail.

Externally, the property benefits from beautifully maintained communal gardens providing a peaceful outdoor setting, as well as 1 allocated private parking space. Properties within this sought after development are rarely available and early viewing is highly recommended to fully appreciate the finish, character and location this apartment has to offer.

#### 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).)

- Beautiful village location
- One bedroom ground floor apartment
- Open plan living
- Allocated parking
- Offered to market chain free!
- Council Tax Band B - EPC Rating E
- Lease - 963yrs remaining - Service Charge - £1954 pa - No Ground Rent



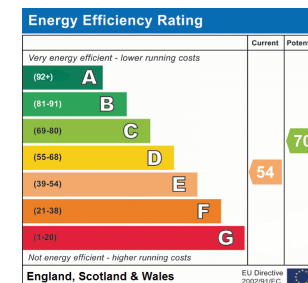
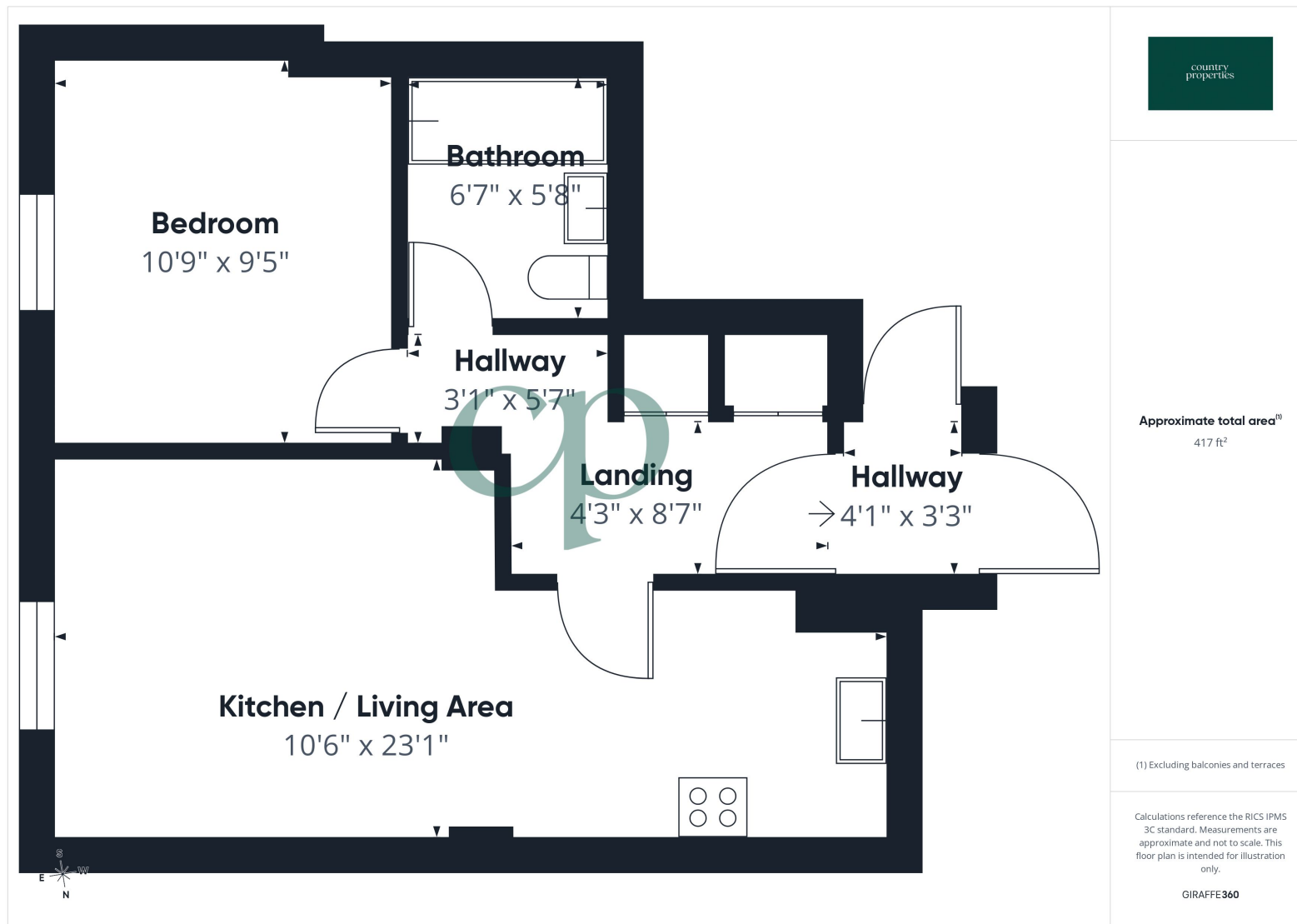












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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