



The Maltings

Green Lane, Ashwell, Baldock,
Hertfordshire, SG7 5LW
£260,000

country
properties

An extremely spacious first-floor apartment comprising of three bedrooms and two bathrooms, set within the highly desirable Maltings. Early viewing is strongly recommended.

This is an excellent opportunity to purchase and improve on this first-floor apartment located within this historic building, which began its life as the well-known Fordham's Brewery in the early 1900s. Over the years, the building has served a variety of purposes, including housing R-White's lemonade and soft drinks store in 1964, before being thoughtfully converted into 22 apartments in 1990. Ideally situated in the heart of Ashwell, the property is within walking distance of local amenities.

The apartment is accessed via a communal entrance hall with stairs and a lift to the first floor, leading to the property's own private entrance hall. Internally, the accommodation offers a generous open-plan living room and kitchen/diner, featuring a well-proportioned lounge enjoying countryside views to the front, alongside a good-sized kitchen area with space for a dining table.

The property further benefits from three spacious double bedrooms. Two bedrooms are located on the main floor, while the principal bedroom is complemented by an en-suite bathroom, complete with a full-sized bath, WC, and wash hand basin. In addition, there is a second bathroom serving the remaining bedrooms, comprising a walk-in shower, WC, and wash hand basin. The third bedroom is located on the top floor and offers a spacious and versatile area, ideal as a bedroom, home office, or hobby room.

While the apartment is presented in good condition throughout, it would benefit from some modernization, offering the new owner an excellent opportunity to personalize the space and add value. The development also benefits from well-maintained communal gardens and an allocated parking space. Early viewing is highly recommended to avoid disappointment.

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).)

- Situated in the Historic Malting's building in the centre of Ashwell.
- Communal gardens & residents parking.
- 3 Bedrooms & 2 Bathrooms
- Open plan living room / Kitchen
- Council Tax Band D - EPC Band D
- Countryside Views To Front & Back
- Leasehold - 963 yrs remaining
- Peppercorn ground rent
- Service Charge - £1952 PA
- Rental Value Approx £1300 PCM









Approximate total area ⁽¹⁾	1025 ft ²
Reduced headroom	114 ft ²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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