



Quaker Yard

Meeting House Lane, Baldock,
Hertfordshire, SG7 5DJ

OIEO £300,000

country
properties

We are delighted to offer to market this immaculately presented 2 bedroom, 2 bathroom ground floor apartment, ideally located within the desirable Quakers Yard development, just moments from the High Street and within easy walking distance of the mainline train station. Presented in turnkey condition, this superb property would be ideally suited to first-time buyers, downsizers and commuters alike.

Upon entry via the communal entrance, you are greeted by a spacious hallway providing access to all rooms. To the right, you will find the generously proportioned living room, featuring French doors opening onto a private patio area complete with a retractable awning, creating an excellent space for relaxing or entertaining outdoors.

Accessed directly from the living room is the impressive open plan kitchen/dining room, fitted with a range of contemporary wall and base units, ample work surfaces and integrated appliances. The layout creates a sociable and versatile space ideal for both everyday living and entertaining.

To the left of the entrance hall are 2 well-proportioned double bedrooms and the family bathroom, comprising a full-sized bath with shower over, WC and hand wash basin. Bedroom 2 benefits from built-in sliding wardrobes, providing excellent storage.

The principal bedroom benefits from its own en-suite shower room, complete with a low-level walk-in shower, WC and hand wash basin. French doors also lead directly from the principal bedroom.

Externally, the property benefits from an allocated parking space, adding further convenience to this highly desirable apartment.

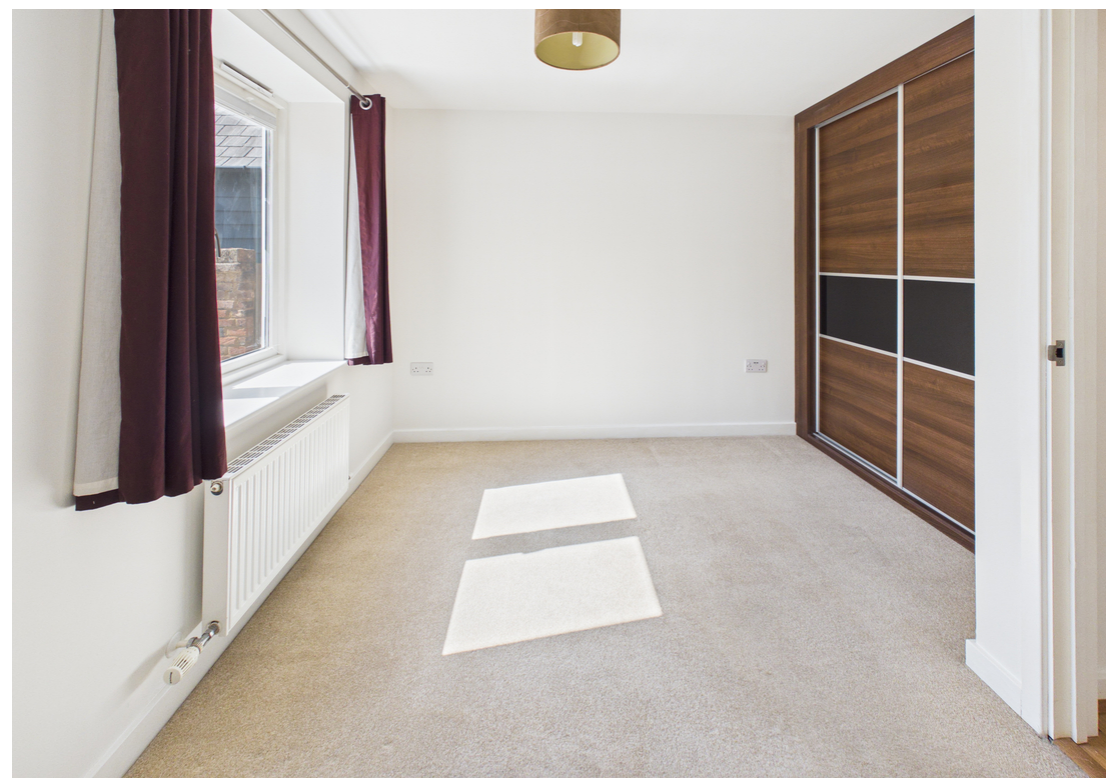
Immaculately presented throughout and offered chain free, ground floor apartments of this quality, with private outdoor space and such a convenient location, are rarely available. Early viewing is highly recommended to avoid disappointment.

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).

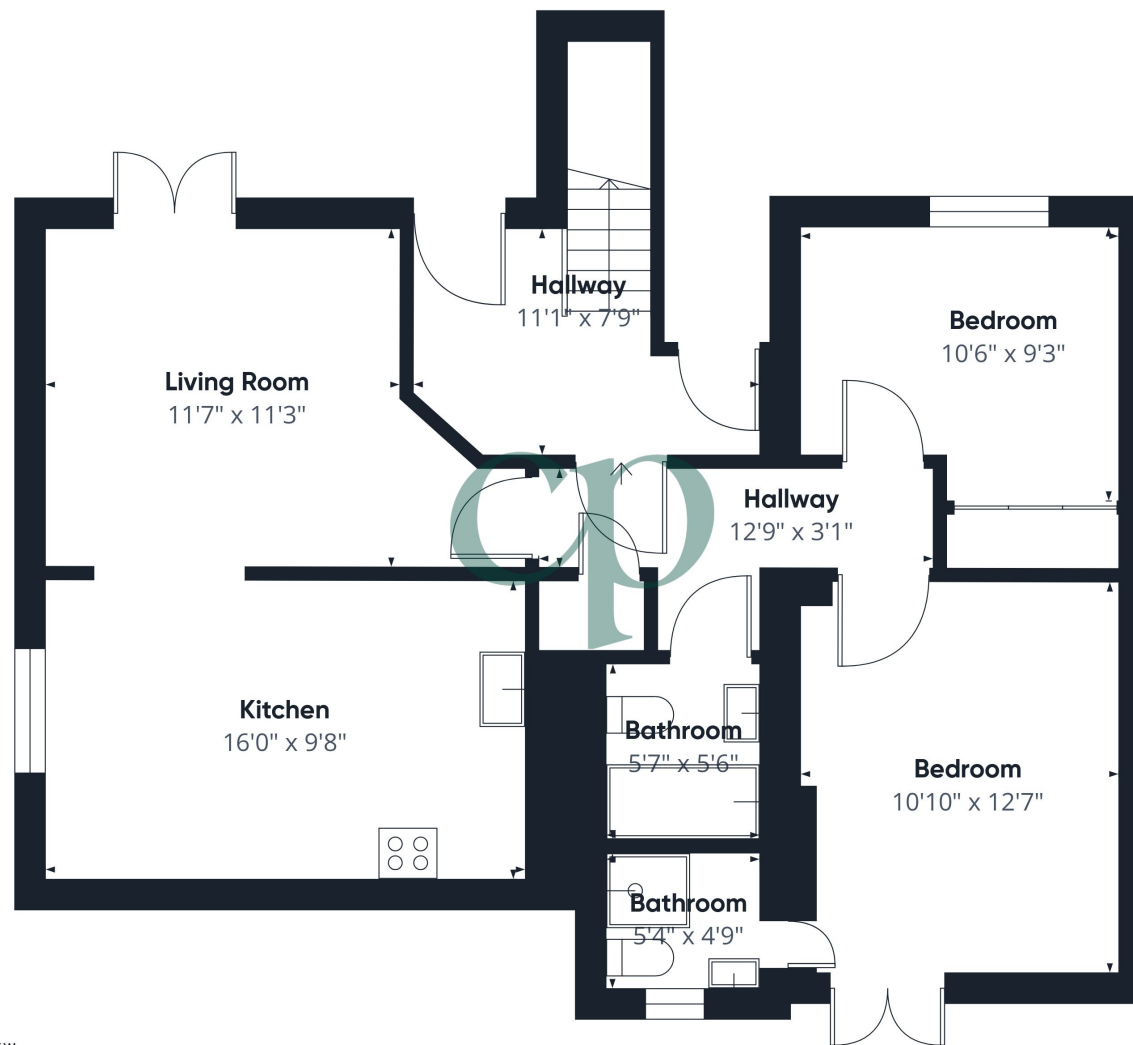
- 2 Bedroom - 2 Bathroom
- Ground Floor Apartment
- Immaculately Presented & Ready To Move In
- Close To High Street & Train Station
- Council tax Band C - EPC Rating C
- Lease Term Remaining - 113 yrs - Ground Rent - £100 pa - Ground Rent Review Period - 25 yrs - Service Charge - £2272.76 pa
- Patio Area To Front







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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		



Approximate total area⁽¹⁾
749 ft²

(1) Excluding balconies and terraces

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

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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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