



Stane Street

Baldock,
Hertfordshire, SG7 6TS
50% Shared Ownership £120,000

country
properties

We are delighted to offer to market a 50% share of this well-presented 1 bedroom cluster home, ideally located on the popular Clothall Common development in Baldock. Offering an affordable route onto the property ladder, this charming home is ideally suited to first-time buyers and those looking to downsize.

Upon entry, you are welcomed into a spacious and bright living area with ample room for both lounge and dining furniture, creating a versatile space for everyday living and entertaining. To the right, you will find a compact yet thoughtfully designed kitchen, fitted with a range of modern wall and base units, integrated appliances and ample work surfaces.

Stairs rise to the first floor, where a landing provides access to the generous double bedroom. The room offers ample space for a queen-sized bed together with wardrobes and additional bedroom furniture. The bathroom comprises a full-sized bath with shower over, WC and hand wash basin with built-in storage.

Externally, the property continues to impress with a private garden area, providing an ideal space to relax and enjoy the outdoors. The property also benefits from an allocated parking space, with additional on-road parking available nearby.

Offering well-proportioned accommodation in a highly desirable location, this shared ownership home presents an excellent opportunity to step onto the property ladder in Baldock. Early viewing is highly recommended.

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 person, payable by the applicant(s).

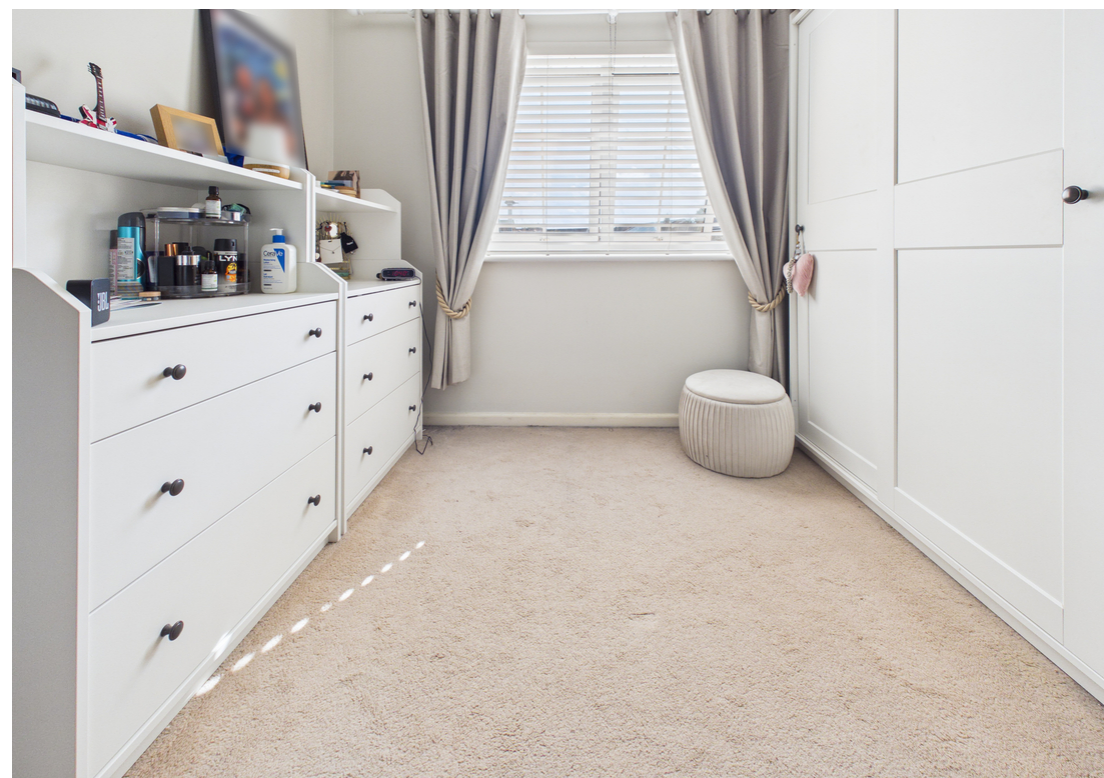
Location

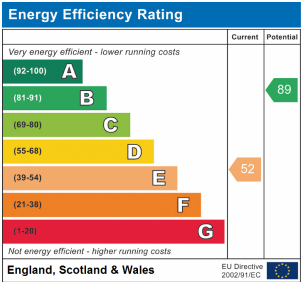
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, 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.

- One Bedroom Cluster House
- 50% Shared Ownership
- Council Tax Band B – EPC Rating E
- One Allocated Parking Space
- Fitted Wooden Staircase
- Small Garden Area
- Lease Term remaining – 88yrs – Service Charge – £268.84 pa (paid weekly) – Weekly Rent – £47.68









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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