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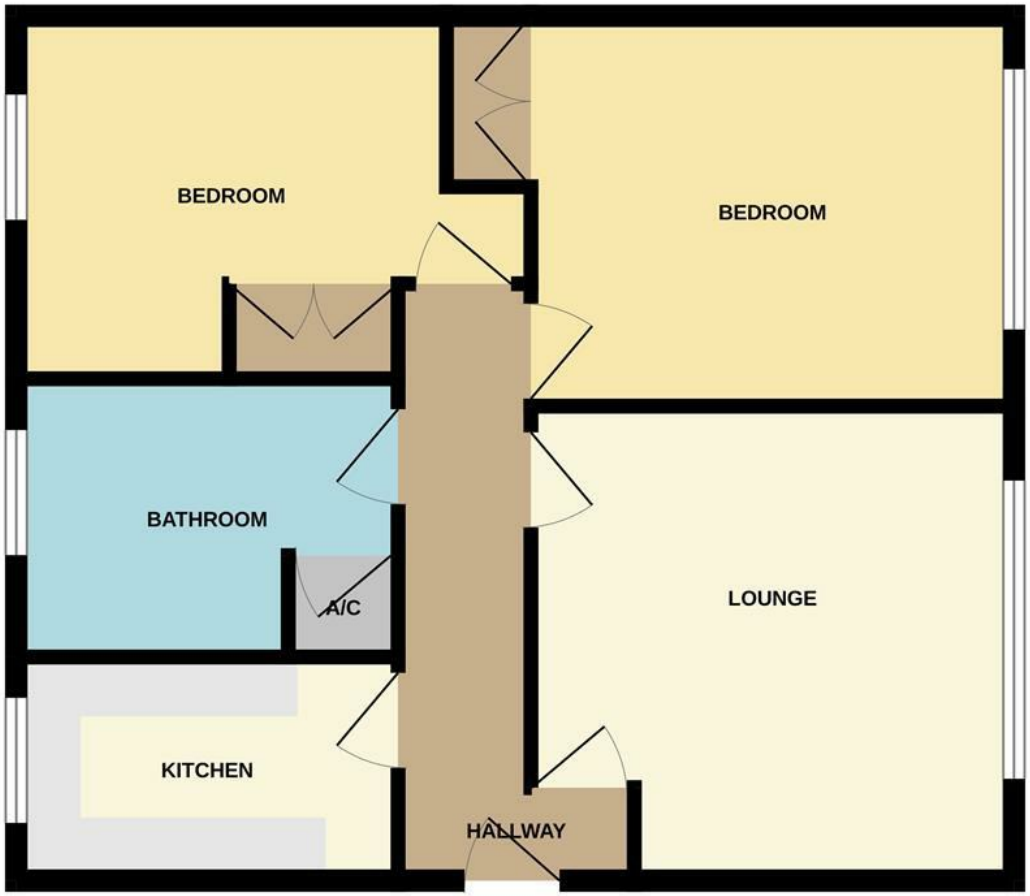
6 Heath Hall High Street, Baldock, SG7 6DT

Offers In Excess Of £200,000

CHAIN FREE WITH GARAGE EN BLOC Nestled in the charming area of the High Street, Baldock, this delightful flat comprises two spacious bedrooms, providing ample room for rest and personal space. This property is ideal for those seeking a low-maintenance lifestyle in a vibrant community. With its prime location, residents can enjoy easy access to local amenities, shops, and transport links, making it an excellent choice for both first-time buyers, investors and those looking to downsize. Whether you are looking to invest or find a new home, this flat in Baldock presents a wonderful opportunity to embrace modern living in a picturesque setting.

- Chain Free
- Two double bedrooms
- Garage en bloc
- Top Floor (3rd Floor)
- Fantastic Location on Baldock High Street
- Ideal first time purchase or investment opportunity
- Residents parking
- Rental Yield 5.74%

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Top Floor (3rd Floor)

Entrance Hallway
Front door leads into property. Location of fuse board. Wall mounted heater. Telephone entry system.

Kitchen
11'1" x 7'4"
UPVC double glazed window to rear aspect. Stainless steel single drainer sink unit. Matching eye level and base units with work surfaces over. Integral hob and oven. Stainless steel extractor hood. Plumbing for a washing machine and space for fridge/freezer. Tiled splashbacks.

Lounge
15'7" (max) x 13'6"
UPVC double glazed window to front aspect. Wall mounted heaters.

Bedroom One
10'5" x 13'7"
UPVC double glazed window to front aspect. Integral wardrobe. Wall mounted heater.

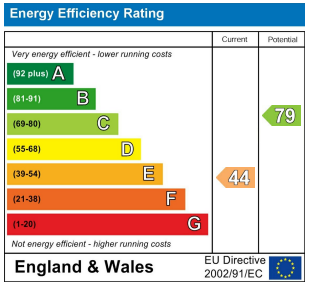
Bedroom Two
14'2" (max) x 8'9"
UPVCd ouble glazed window to rear aspect. Wall mounted heater. Integral wardrobe.

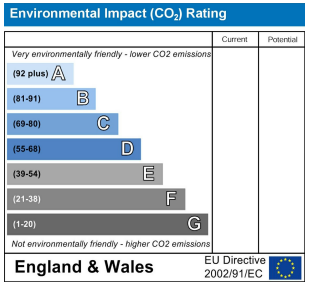
Bathroom
11'10" x 5'6"
UPVC double glazed frosted window to rear aspect. Walk in shower cubicle. Airing cupboard. Tiled throughout. Low level w/c. Vanity sink unit.

Garage En Bloc
Up and over door.

Residents Parking

Lease Details
Length: 200yrs from 1st Jan 1981
Ground Rent: a Peppercorn rent
Service Charge: £190pcm (approx)





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.

















