



## 1 bed apartment to buy in SG7

Whitehorse Street, Baldock, Hertfordshire,  
SG7 6QN

**£110,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ One Bedroom Apartment
- ✓ Character Features
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Presenting a delightful one-bedroom apartment located in the charming town of Baldock, up for residential sale with immediate 'exchange of contracts' available. The preferred sale route for this property is via 'Secure Sale'.

This cosy apartment integrates practicality and style with its one-sizeable bedroom and one-bathroom layout. Designed to guarantee a high level of comfort and convenience, this property is the perfect suit for a single professional or a couple looking to settle in a friendly community.

The apartment opens up into a welcoming reception area, elegantly designed to provide an inviting atmosphere. This space can be transformed into a leisure area or a home office depending on your personal preference.

Explore this opportunity to invest in a residential property being sold via 'Secure Sale', ensuring a smooth and secure real estate transaction. Make this delightful Baldock apartment your own, contact us at Pattinson Estate Agents to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 153

Annual Ground Rent Amount: £100.00

Service Charge Review Period: Just building insurance

Price: Starting Bid £110,000

Property Type: Apartment

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Whitehorse Street, Baldock, Hertfordshire, SG7 6QN

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

