



# Magdalene Court Flat 29

2, Royston road, Baldock,  
SG7 6PF  
£185,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A one bedroom first floor apartment offered with no onward chain. This property is warden assisted and is for the over 55's. There are communal gardens, secured entry system and lifts to all floors. There is a communal area and laundry room and the property is situated just a few minutes from Baldock High Street.

- One Bedroom
- First Floor Apartment
- Juliet Balcony
- Modern Shower Room
- New Carpets
- Chain Free
- Leasehold

### Entrance

Via communal doorway with entry system into the Lobby area. Lifts to all floors and staircase.

### Property Hallway

Entrance via door leading into hallway. Wall mounted electric radiator. Large storage cupboard housing meters and electric boiler.

### Lounge/Dining Room

18' 8" x 10' 7" (5.69m x 3.23m) Two wall mounted electric heaters. Wall and ceiling lights. Coving. Double glazed French doors with Juliet balcony. New carpets.

### Kitchen

7' 8" x 6' 5" (2.34m x 1.96m) Double glazed window to front aspect. A range of wall and base mounted units. Sink. Tiled splash backs. Electric oven and hob. Integral fridge/freezer. Extractor fan. Vinyl flooring.

### Bedroom

17' 10" x 9' 3" x 6' 4" (5.44m x 2.82m x 1.93m) Large double bedroom. Double glazed window to front aspect. Built in wardrobes. Wall mounted electric heater. New carpet.

### Shower Room

7' 1" x 6' 4" (2.16m x 1.93m) Low level WC. Built in cupboards. Wash hand basin with vanity unit under. Walk in double shower unit with glass sliding door. Aqualisa electric shower unit. Tiled splash backs. Vinyl flooring. Spot lights.

### External

Communal Parking area. Communal gardens with patio areas and tree borders.

### Owners Lounge

This lovely room provides a comfortable place to meet friends, family, and enjoy social activities including twice weekly coffee mornings & games. There is a small kitchen with tea and coffee making facilities together with a fridge and library area.

### Estate Manager

A fully trained Estate Manager makes sure that everything runs smoothly and looks after your interests.

### Laundry Room

Fully equipped laundry room for residents use.



## 24 Hour Emergency Control

All main rooms in the apartments are linked to this system, so there is always someone on hand to help if needed.

## Gym/Fitness Suite

Fully equipped with fitness equipment and TV.

## Agents Notes

125 Years from 1st January 2003 - leaving 102 years remaining.

Council Tax Band C.

Approximately £3237.26 Management Fees per annum.

Ground Rent approximately £359.00 per annum.

It is advised that any prospective purchaser has their solicitor confirm the above lease information and service/management fees, prior to exchange of contracts.







Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C		78	83
(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	

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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