



Flat 48, Magdalene Court

BALDOCK,
Hertfordshire, SG7 6PF
Leasehold £247,500

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer to the market this light and spacious top floor, 2 double bedroom retirement flat located in the heart of Baldock within walking distance to all amenities and travel links. The property is beautifully presented throughout and comes with residents parking.

Accommodation

Front door leading to:

Hallway

Large store cupboard housing meters. Further fitted cupboard for storage. Large airing cupboard with shelving and housing Pulsacoil electric pressure system. Wall mounted electric heater. Wall mounted emergency pull cord. Access to insulated loft space.

Lounge/Diner

19' 2" x 10' 0" (5.84m x 3.05m)
Window and door to front aspect leading to Juliet balcony. TV point. Attractive fireplace housing electric fire. Coving. Electric storage heater. Telephone point. Window to side aspect. Electric storage heater. Door to:-

Kitchen

6' 6" x 5' 9" (1.98m x 1.75m)
Range of base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer tap. Built-in oven, electric hob with extractor over and fridge freezer. Window to side aspect. Tiled splash-backs. Coving.

Bedroom 1

17' 2" x 8' 11" (5.23m x 2.72m)
Window to front aspect. Built-in wardrobe. Electric heater. Coving. Telephone point.

Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)
Range of built-in wardrobes with cupboards over. Window to front aspect. Wall mounted electric heater. Coving.



Shower Room

6' 11" x 6' 5" (2.11m x 1.96m)
Fully tiled with suite comprising low level W.C with concealed cistern, vanity wash hand basin with cupboards under and large walk-in shower cubicle with insert wall mounted shower control and hand held attachment. Electric towel rail. Convector heater. Vanity lighting. Wall mounted shaver point.

Outside

Communal Gardens with residents only parking.

Additional Information:-

Owners Lounge

This lovely room provides a comfortable place to meet friends and family. There is a small kitchen with tea and coffee making facilities together with a 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

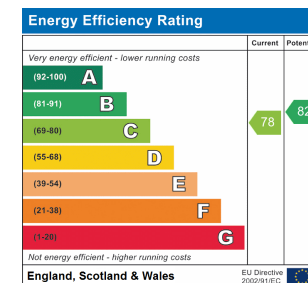
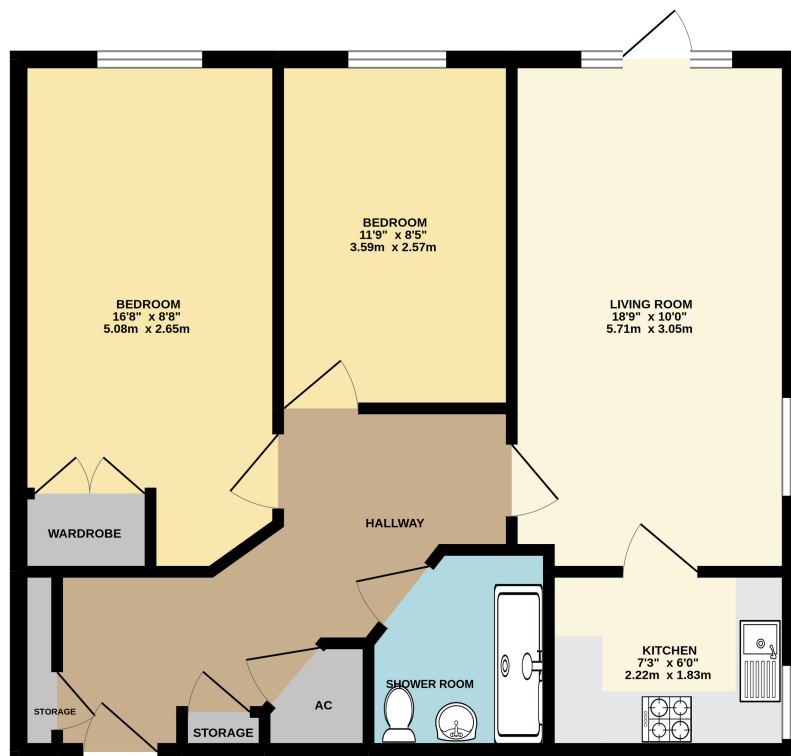
Fully equipped with fitness equipment and TV.

Lease Details:-

125 year lease commencing 2003 (106 years remaining). Tax band D. Management Fees £3200.00 approximately per annum.
. Ground Rent £419.00 approximately per annum.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

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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Viewing by appointment only

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