



Magdalene Court, Royston Road, Baldock SG7 6PF

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2 Bedroom Retirement Property

£230,000 Leasehold

Situated in the heart of Baldock, close to all amenities and train station providing regular links to London Kings Cross and Cambridge. Offering a well presented living area with charming Juliet Balcony, kitchen with integrated appliances, two double bedrooms with fitted wardrobes and bathroom with large walk-in shower. The Magdalene Court development is ideal for the active retired with town centre living and excellent transport links. The development itself offers a large residents lounge, fitness suite, communal laundry room and visitors' suite as well as a mature communal garden to the rear. Intercom system, 24-hour emergency pull cords and secure owners parking are just a few more of the benefits to residents of this sought-after development.

- Large two bedroom apartment
- 26" Lounge/diner
- Residents lounge
- Private carpark
- Landscaped communal gardens
- Chain free
- EPC rating C. Council tax band D

Ground Floor:

Entrance:

Entrance via communal front door with entry phone system, lift to second floor.

Second Floor:

Entrance:

Own front door.

Hallway:

Carpet as fitted, two times E7 heaters, two storage cupboards, doors to:

Lounge:

Abt: 11' 0" x 26' 0" (3.35m x 7.92m) Double glazed window to rear aspect, carpet as fitted, E7 heater.

Kitchen:

Abt: 6' 0" x 7' 6" (1.83m x 2.29m) Range of base and wall units, roll top work surfaces, stainless steel sink and drainer, oven, hob and extractor fan, double glazed window to rear.

Bedroom One:

Abt: 10' 0" x 15' 10" (3.05m x 4.83m) Double glazed window to rear, E7 heater, carpet as fitted, fitted wardrobes.

Bedroom Two:

Abt: 9' 0" x 15' 0" (2.74m x 4.57m) Double glazed window to front, E7 heater, carpet as fitted.

Bathroom:

Low level WC, pedestal wash hand basin, shower cubicle, tiled walls.

Additional Information

Anti-Money Laundering (AML):

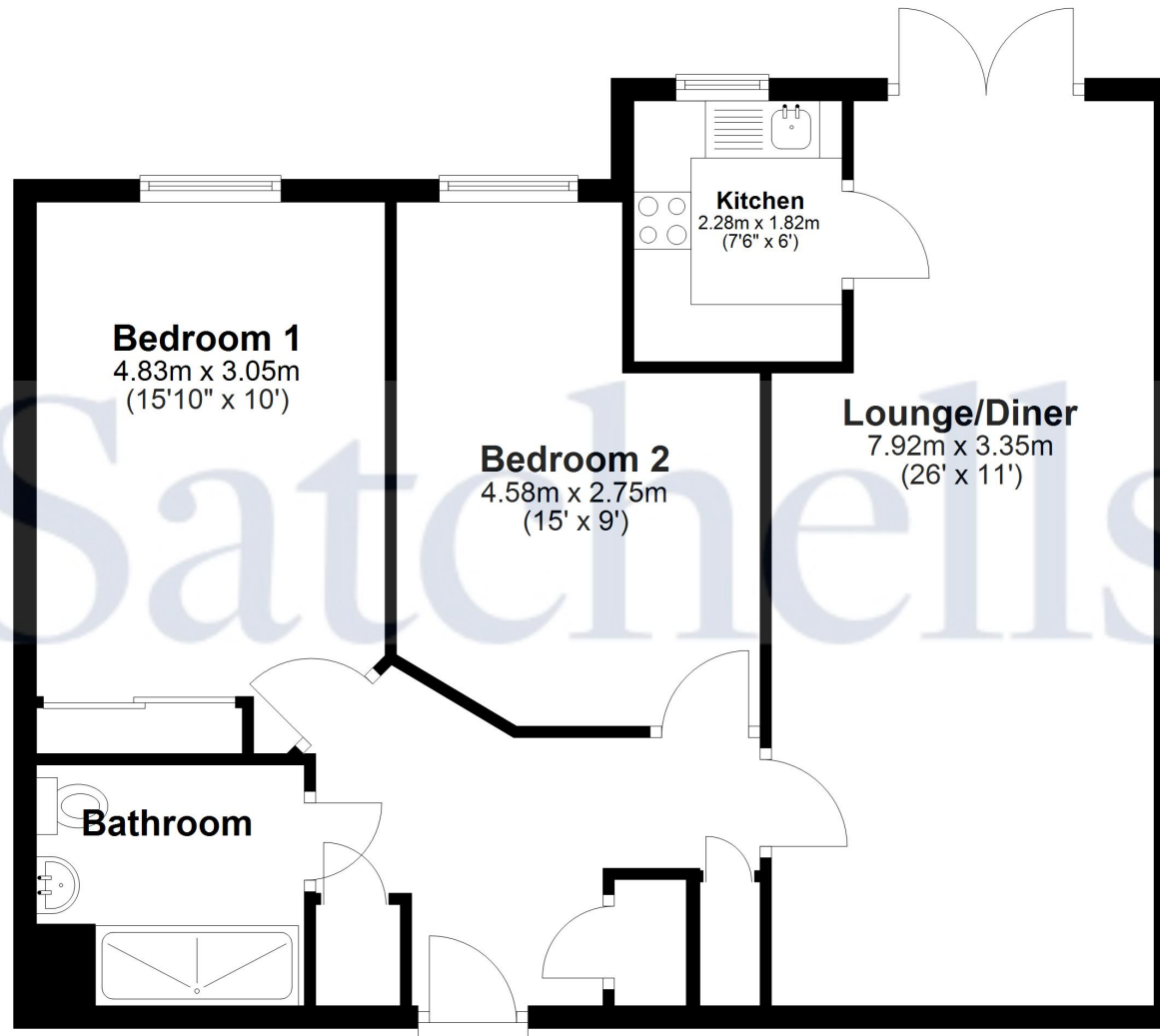
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.