



26 Elmwood Court, High Street

Baldock, Herts,

SG7 6AY

Leasehold **£110,000**

A country
properties

A well presented and ready to move in to, chain free, first floor retirement flat located in central Baldock on the doorstep of all local amenities and attractions.

- First floor well presented apartment
- One double bedroom
- Fully maintained lift to all floors
- Residents lounge, laundry room and beautiful communal gardens
- In-house Manager with 24 hour Tunstall pull cord system
- Excellent local amenities
- 0.2 miles to Tesco Extra, pharmacy and doctors (as per google)
- NO ONWARD CHAIN

First Floor

Entrance Hall

Wall mounted Tunstall telephone entry system, large storage cupboard housing hot water tank, doors to:

Lounge

17' 5" x 10' 6" (5.31m x 3.20m)
uPVC window to front aspect x 2, wall mounted electric storage heater, electric feature fire, arched opening to:

Kitchen

7' 4" x 5' 3" (max) (2.24m x 1.60m)
Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven and grill with induction hob and extractor hood over, space for fridge freezer.

Bedroom

14' 1" x 8' 7" (4.29m x 2.62m)
uPVC window to front aspect, wall mounted electric storage heater, built-in wardrobes.



Shower Room

5' 5" x 6' 7" (1.65m x 2.01m)

W.C, wash hand basin, shower cubicle, wall mounted electric heater.

External

Communal gardens and non-allocated residents parking.

Lease details:

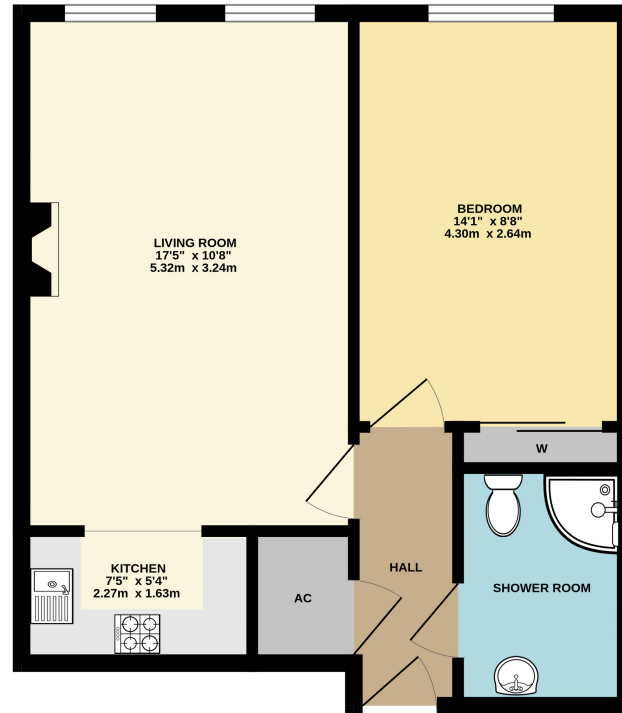
Lease Term: 125 years from 1 May 1989 - 90 years remaining.

Ground Rent - £579.88 per annum

Maintenance: £3125.86 per annum



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	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

TOTAL FLOOR AREA - 450 sq.ft. (41.8 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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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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