



**Elmwood Court, Baldock Guide Price £130,000**



Ground-floor retirement apartment right on Baldock High Street - everyday essentials, cafés and shops genuinely on the doorstep without needing the car | Chain-free sale - a straightforward move without delays, uncertainty or complicated onward plans | Two genuine double bedrooms - rare at this level of the market and ideal for guests, hobbies or simply keeping life organised without compromise | Well-proportioned living and dining space - comfortable for daily routines but equally suited to family visits and relaxed afternoons at home | Separate kitchen - practical, contained and easy to use, keeping cooking and washing-up out of sight when guests call in | Level-access walk-in shower room - designed for confidence and ease now, with reassurance built in for the years ahead | Sensible storage throughout - cupboards that actually work for coats, linen and everyday items, helping the apartment stay clutter-free | House Manager on site during the week plus secure entry and emergency call system - support when needed without intruding on independence | Residents' lounge and communal areas - opportunities for company and connection without obligation or pressure to take part | Exceptionally strong value for a central retirement apartment - priced to attract attention and positioned to offer more space and flexibility than many alternatives nearby



This feels like the kind of move people mean when they say they want things to be simpler - not smaller, not restricted, just easier to live with. Set right in the heart of Baldock's High Street, Elmwood Court offers the convenience of town-centre living with the reassurance of a well-run retirement development.

Baldock itself is a traditional Hertfordshire market town - historic, characterful and easy to navigate, it's a proper market town rather than a passing-through place. Independent shops, cafés and everyday essentials sit comfortably alongside green spaces, churches and long-established community groups. The High Street location means everything is within reach - whether that's a morning coffee, a haircut, a pharmacy or a gentle stroll — while Baldock station offers direct rail links into London and Cambridge when needed. Whether you already know the area or are considering a move closer to family, it's a town that feels established, walkable and easy to settle into.

Inside, the apartment immediately feels clear and well balanced. Light, neutral tones and a practical layout give the space an openness that's often missing from retirement apartments - particularly at this price point.

The living and dining room is a comfortable, well-proportioned space that easily accommodates a proper seating area and a dining table. It's a room that works for everyday routines but also feels ready for visitors - family lunches, friends dropping in, or simply enjoying a quieter afternoon with the paper and a cup of tea.

The kitchen sits separately, keeping cooking practical and contained. There's sensible worktop space, storage where you need it, and a layout that makes day-to-day use straightforward rather than fiddly. It does exactly what it needs to do - without trying to be something it's not.





Both bedrooms are genuine doubles, which immediately sets this apartment apart. The main bedroom is calm and uncluttered, with space for full bedroom furniture and room to move around comfortably. The second bedroom gives flexibility - ideal for guests, hobbies, or simply somewhere to keep life organised without everything spilling into your living space.


The shower room has been designed with accessibility and confidence in mind. A level-access, walk-in shower, supportive fittings and clear floor space make daily routines easier now and reassuring for the future - without the room feeling clinical or institutional.

Storage is often overlooked in apartments like this, but here it's been sensibly considered. The hallway includes practical cupboard space that helps keep everyday living neat and manageable.

What Elmwood Court does particularly well is strike the right balance. Life here remains your own - private and independent - with reassurance built in rather than imposed. A House Manager is on hand during the week, there's a residents' lounge if you feel like company or conversation, and the building benefits from secure entry and an emergency call system within the apartment. Being on the ground floor removes everyday effort entirely - no stairs, no waiting, just easy, level access in a setting designed to make life simpler without ever feeling restrictive.

This is a home that works because it understands its audience. It's not about giving things up - it's about choosing convenience, reassurance and a location that keeps you connected, whether that's to the town you already know or a new chapter closer to the people and places that matter.

For someone looking to downsize sensibly, stay central, and move into a space that's been prepared thoughtfully for everyday living, this is an opportunity worth taking seriously.

 Call the Leysbrook team to arrange a visit.



## | ADDITIONAL INFORMATION

Council Tax Band - B - £1,814 P.A.

EPC Rating - D

Service Charge - £1,636.73 Semi-Annually.

Ground Rent - £632.60 P.A.

Lease hold - 89 years remaining

## | GROUND FLOOR

Living / Dining Room: Approx 15' 5" x 10' 8" (4.70m x 3.26m)

Kitchen: Approx 7' 4" x 6' 9" (2.24m x 2.06m)

Bedroom One: Approx 15' 5" x 8' 7" (4.70m x 2.62m)

Bedroom Two: Approx 15' 5" x 7' 11" (4.70m x 2.42m)

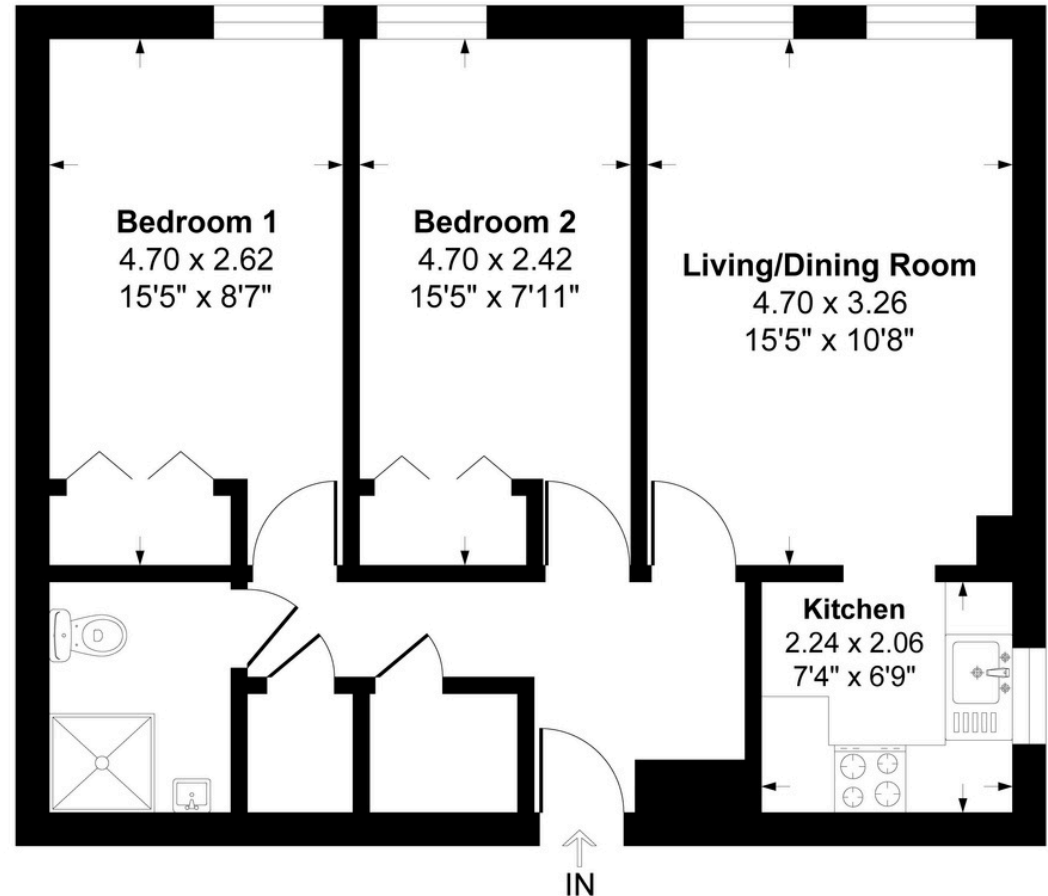
Wet Room: Approx 6' 7" x 5' 4" (2.0m x 1.62m)

## | OUTSIDE

Communal garden and parking

## Ground Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	