



Elmwood Court, High Street, Baldock, Hertfordshire. SG7 6AY

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1 Bedroom Flat £110,000 Leasehold

Satchells Estate Agents are delighted to offer a well-presented, chain free, one bedroom, first floor retirement property located in the centre of Baldock. This property is set down Baldock's historic high street and offers easy access to its' cafe's, doctors and supermarkets. Elmwood Court also features well maintained communal gardens, communal lounge, laundry room and site manager. This property has been refurbished throughout and is in beautiful condition. Early Viewings Highly Recommended!

- Town Centre Location
- Beautiful Condition
- Retirement Property
- Communal Gardens
- First Floor
- Lift on Site
- Social Community
- Early Viewings Highly Recommended!
- EPC rating D. Council tax band B

Ground Floor

Communal:

Communal lounge, tea's & coffee room for all residents.

Entrance:

Via secure communal front door.

Access:

Lift on site or stairwell.

First Floor

Entrance:

Front door, leading to:

Lounge:

Abt. 18' 4" x 10' 7" (5.59m x 3.23m) Double glazed window/Juliet balcony to rear aspect, fitted carpets, radiator.

Kitchen:

Abt. 10' 7" x 6' 0" (3.23m x 1.83m) Range of fitted wall & base units, stainless steel sink and drainer, integrated oven, hob, extractor fan, laminate flooring.

Bedroom:

Abt. 14' 1" x 8' 10" (4.29m x 2.69m) Double glazed window to rear aspect, built-in wardrobes, fitted carpets, radiator.

Bathroom:

Three piece suite comprising low level WC, wash hand basin, panelled bath, tiled walls, vinyl flooring.

Outside

Outside:

Gardens. Patio area.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

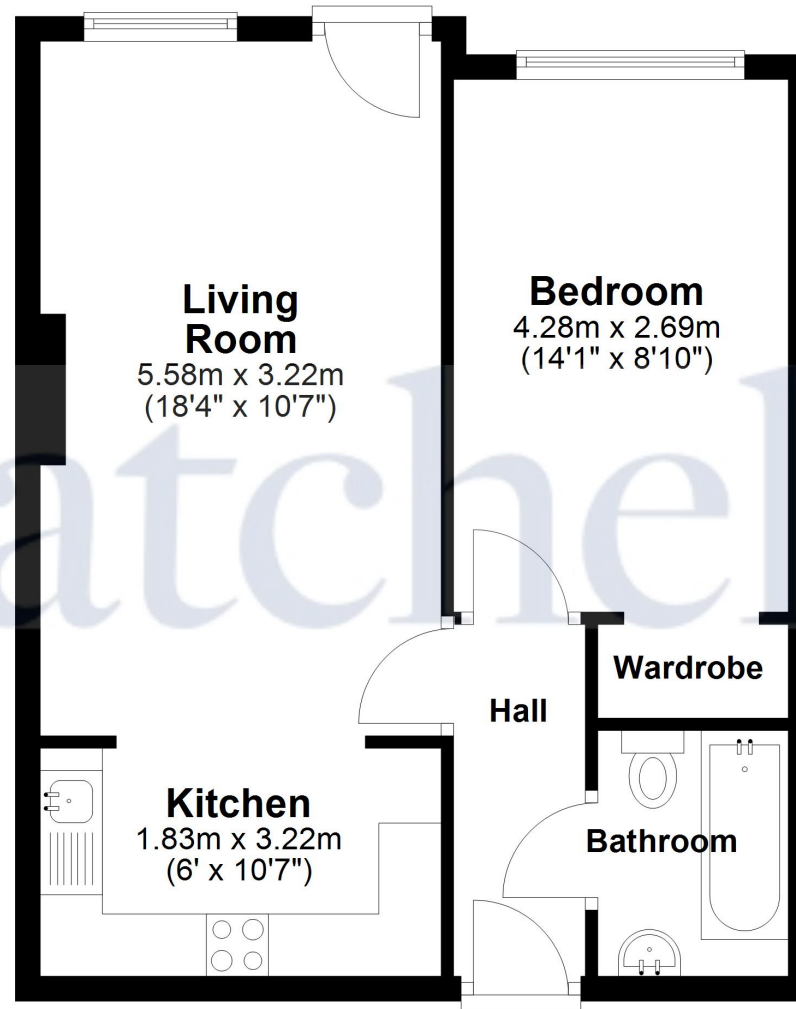
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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