



Norton Place

Icknield Way, Baldock,
SG7 5FH

Leasehold - OIRO £375,000

country
properties

We are delighted to offer this spacious two bedroom first floor retirement apartment with dual aspect lounge overlooking gardens along with modern kitchen and wet room.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Luxurious development for over 60's
- One of the largest and most spacious apartments on the development
- Peaceful location within the development
- All custom made to measure curtains and blinds included
- Garden view
- On site Bistro restaurant
- In house care and support team available
- Council Tax Band C / EPC Rating B

Accommodation

Entrance Hall

Front door with spy hole, security entry system, smoke detector. 2 walk in storage cupboards one fitted with coat hooks, one with shelves and space for storage. Doors to lounge/kitchen, bedrooms and wet room.

Lounge / Diner

23' 1" x 9' 0" (7.04m x 2.74m) - 2 x's windows, French doors opening to Juliet balcony, telephone and Sky points, raised height power sockets, space for a dining table leading to the open plan kitchen.

Kitchen

6' 8" x 9' 1" (2.03m x 2.77m) - A range of modern base and wall units with work surface over and under pelmet lighting. Inset sink with mixer tap over. Integrated electric oven and microwave, ceramic four ringed hob with extractor hood over. Integrated fridge and freezer.

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m) - Window, TV and telephone points, raised height power sockets, emergency pull cord, built in mirror fronted wardrobe with sliding doors.

Bedroom Two

16' 11" x 8' 6" (5.16m x 2.59m) - Window, raised height power sockets, emergency pull cord.

Wet Room

6' 4" x 7' 2" (1.93m x 2.18m) - Slip-resistant flooring, tiled walls, level access shower with hand rail and curtain, low level WC, vanity unit with wash hand basin and storage cupboards under and illuminated mirror above. Heated towel radiator. Emergency pull cord.



Agent's Notes

Lease - 997 years remaining
Service Charge: £13,198.28 per annum (for financial year ending 28/02/2027).

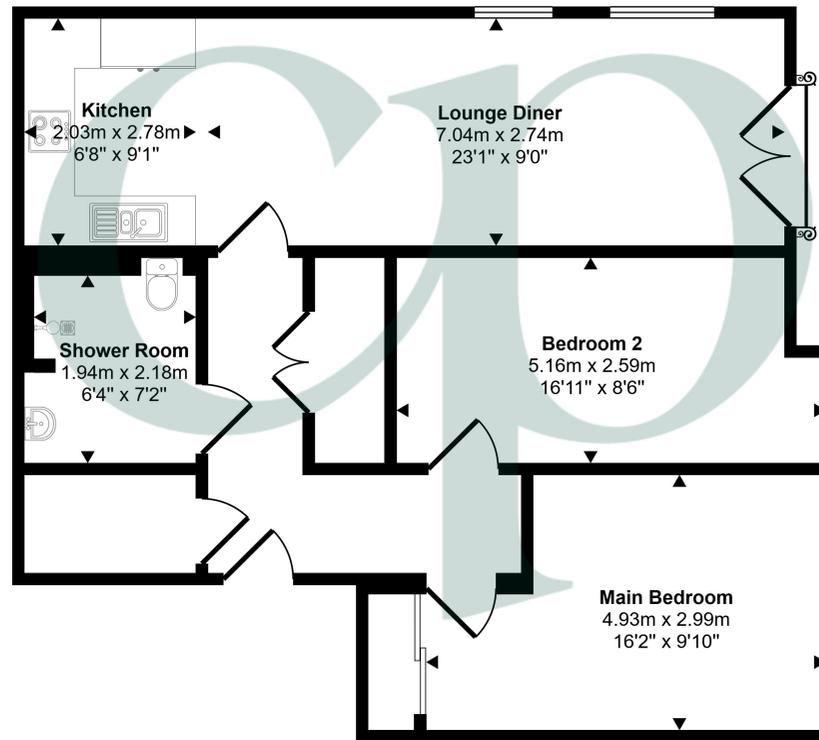
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV.



Approx Gross Internal Area
74 sq m / 798 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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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