



Flat 48, Magdalene Court

BALDOCK,
Hertfordshire, SG7 6PF
Leasehold £247,500

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer to the market this light and spacious top floor, 2 double bedroom retirement flat located in the heart of Baldock within walking distance to all amenities and travel links. The property is beautifully presented throughout and comes with allocated parking.

Accommodation

Front door leading to:

Hallway

Large store cupboard housing meters. Further fitted cupboard for storage. Large airing cupboard with shelving and housing Pulsacoil electric pressure system. Wall mounted electric heater. Wall mounted emergency pull cord. Access to insulated loft space.

Lounge/Diner

19' 2" x 10' 0" (5.84m x 3.05m)
Window and door to front aspect leading to Juliet balcony. TV point. Attractive fireplace housing electric fire. Coving. Electric storage heater. Telephone point. Window to side aspect. Electric storage heater. Door to:-

Kitchen

6' 6" x 5' 9" (1.98m x 1.75m)
Range of base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer tap. Built-in oven, electric hob with extractor over and fridge freezer. Window to side aspect. Tiled splash-backs. Coving.

Bedroom 1

17' 2" x 8' 11" (5.23m x 2.72m)
Window to front aspect. Built-in wardrobe. Electric heater. Coving. Telephone point.

Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)
Range of built-in wardrobes with cupboards over. Window to front aspect. Wall mounted electric heater. Coving.



Shower Room

6' 11" x 6' 5" (2.11m x 1.96m)
Fully tiled with suite comprising low level W.C with concealed cistern, vanity wash hand basin with cupboards under and large walk-in shower cubicle with insert wall mounted shower control and hand held attachment. Electric towel rail. Convector heater. Vanity lighting. Wall mounted shaver point.

Outside

Communal Gardens with an allocated parking space.

Additional Information:-

Owners Lounge

This lovely room provides a comfortable place to meet friends and family. There is a small kitchen with tea and coffee making facilities together with a Library area.

Estate Manager

A fully trained Estate Manager makes sure that everything runs smoothly and looks after your interests.

Laundry Room

Fully equipped laundry room for residents use.

24 Hour Emergency Control

All main rooms in the apartments are linked to this system, so there is always someone on hand to help if needed.

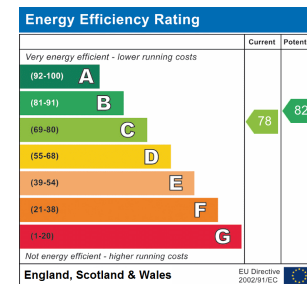
Gym/Fitness Suite

Fully equipped with fitness equipment and TV.

Lease Details:-

125 year lease commencing 2003 (106 years remaining). Tax band D. Management Fees £3200.00 approximately per annum.
. Ground Rent £419.00 approximately per annum.





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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