



Magdalene Court

Flat 38, 2, Royston Road, Baldock,
Hertfordshire, SG7 6PF
Leasehold £230,000

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properties

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 local amenities and travel links. The property is in need of some light cosmetic updating and benefits from a Juliette balcony off of the spacious Lounge/Diner.

- 2 Double bedrooms
- Top floor apartment
- Bright and airy throughout
- Spacious lounge/diner with Juliette balcony
- Chain free
- Council Tax band D
- EPC rating B

Accommodation

Entrance 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' 2" (5.84m x 3.10m)
Juliet balcony to side aspect. TV point. Attractive fireplace housing electric fire. Coving. 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. Integral oven/grill, induction hob with extractor over. Space for fridge freezer and dishwasher. Window to side aspect. Tiled splash-backs. Coving.

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)

Window to side aspect. Built-in wardrobes. Electric storage heater. Coving.

Bedroom Two

15' 2" x 9' 2" (4.62m x 2.79m)

Window to side 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. Electric towel rail.



External

Communal Gardens with residents only parking.

Agent's Notes

Additional Information

Communal 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.

Guest Suite: A suite available to be booked for overnight stays for family & friends visiting from further afield.

Lease Details

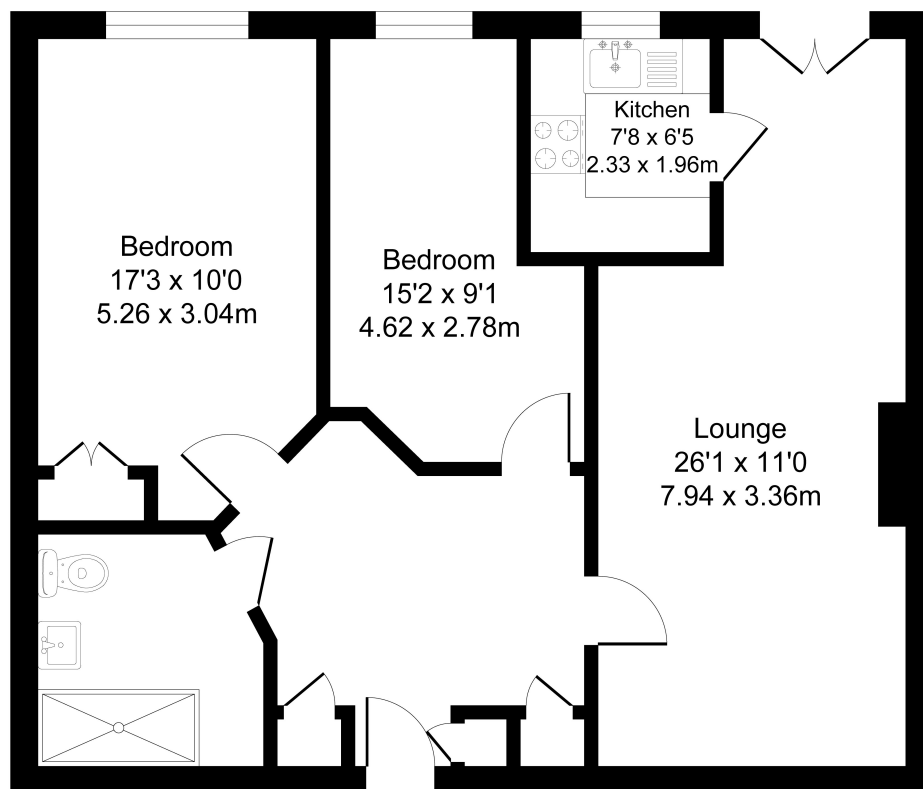
125 year lease commencing 2003 (103 years remaining).

Service Charges £1,895.57 approximately every six months.

Ground Rent £209.00 approximately every six months.



38 Magdalene Court, Baldock



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	83	85
EU Directive 2002/91/EC		

Total Area: 75.2 m² ... 810 ft²

All Measurements are approximate and for display purposes only

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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