



3, Elmwood Court

BALDOCK, Hertfordshire,
SG7 6AY

Guide Price - Leasehold £99,950

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properties

A well-presented, chain free, ground floor retirement flat located in central Baldock on the doorstep of all local amenities and attractions!

- Residents lounge, laundry room and communal gardens
- Ground floor apartment
- One double bedroom
- Chain Free!
- In house manager with 24 hour pull cord system
- Excellent access to local amenities
- Council Tax band B
- EPC rating C

Accommodation

Entrance Hallway

Wall mounted Tunstall telephone entry system, large storage cupboard housing hot water tank, doors to:

Bedroom

15' 1" x 8' 8" (4.60m x 2.64m)
Window to the front aspect, wall mounted electric storage heater, built in wardrobes.

Shower Room

6' 7" x 6' 5" (2.01m x 1.96m)
Window to the rear aspect, WC, heated towel rail, wash hand basin, shower cubicle with power shower.

Lounge

19' 4" x 10' 5" (5.89m x 3.17m)
Two windows to the front aspect, wall mounted electric storage heater, electric feature fire, arched opening to:



Kitchen

Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with ceramic hob and extractor over, space for fridge/freezer.

Agent's Notes

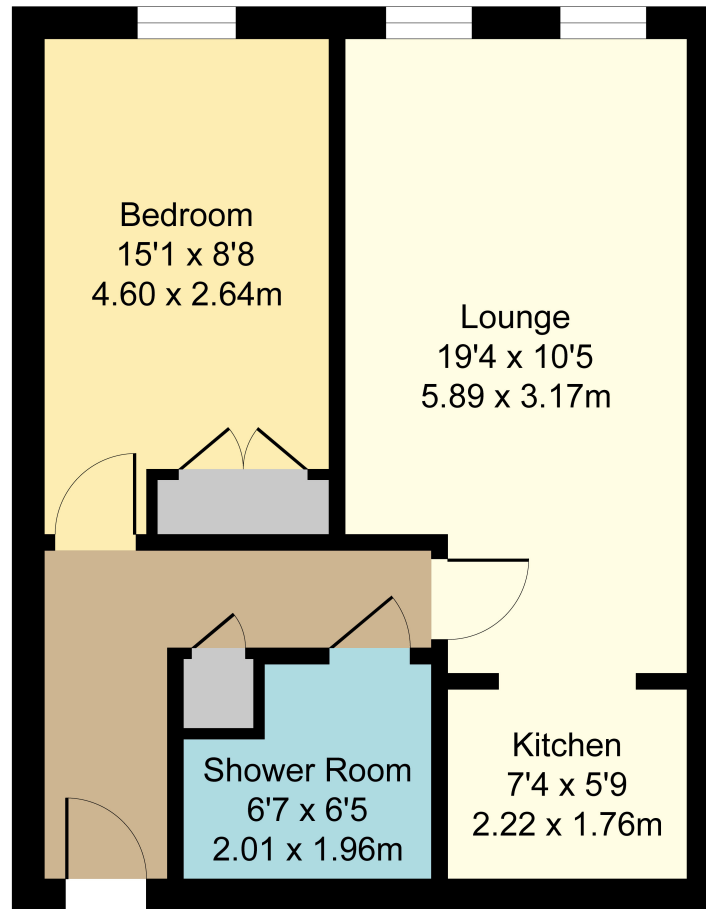
Lease Details

Term: 125 Years from 1 May 1989 – 89 Years remaining.

Ground Rent: £579.88 per annum (TBC)

Service Charge: £3900 Approx. per annum paid Bi-annually. (TBC)





Total Area: 46.4 m² ... 500 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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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