



9, Elmwood Court

BALDOCK,
Hertfordshire, SG7 6AY
Leasehold £100,000

COUNTRY PROPERTIES
PART OF HUNTERS

A well presented and ready to move in to, chain free, ground floor retirement flat located i central Baldock on the doorstep of all local amenities and attractions, with small private patio backing on to communal gardens.

- Ground floor well-presented apartment
- One double bedroom
- Small private patio to rear overlooking communal gardens
- Residents lounge, laundry room and communal gardens
- In-house Manager with 24 hour Tunstall pull cord system
- Excellent local amenities
- 0.2 miles to Tesco Extra, pharmacy and doctors (as per Google)
- NO ONWARD CHAIN

Ground Floor

Entrance Hall

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

Bathroom

Window to side aspect, W.C, wash hand basin, heated towel rail, bath with power shower over , wall mounted electric heater.

Bedroom

12' 2" x 8' 9" (3.71m x 2.67m)
Window to side aspect, wall mounted electric storage heater, Built-in wardrobes.



Lounge

15' 4" x 10' 6" (4.67m x 3.20m)

Window to rear aspect and external door to patio/communal gardens, wall mounted electric storage heater, opening to:

Kitchen

7' 4" x 5' 3" (max) (2.24m x 1.60m)

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

External

Outside

Small private patio to rear, communal gardens and non-allocated residents parking.

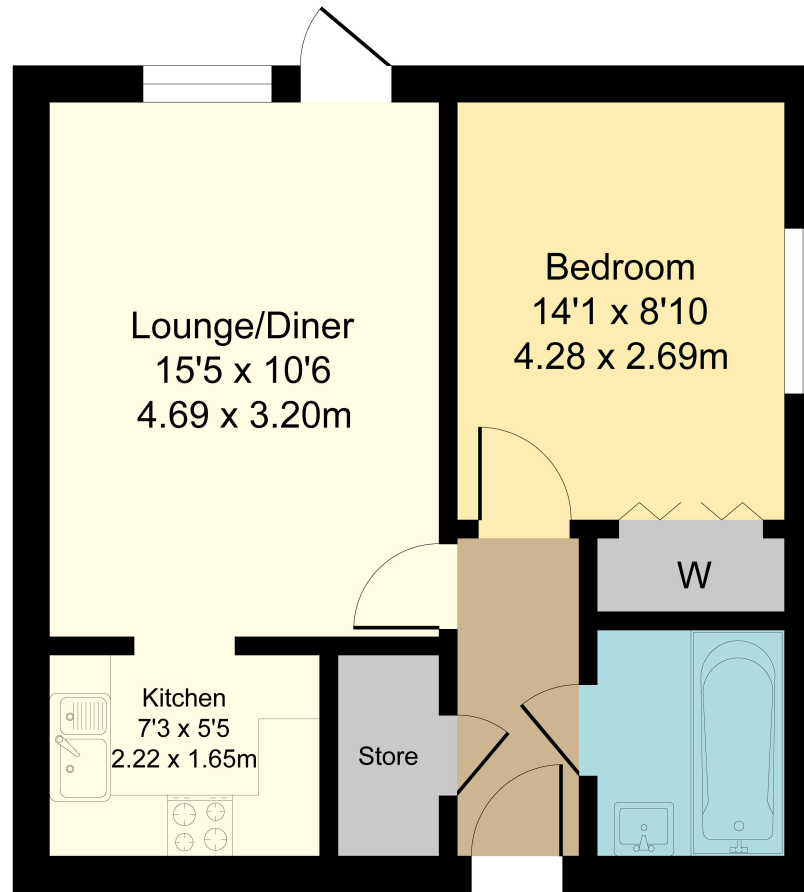
Lease Details:

Term: 125 Years from 1 May 1989 - 90 Years remaining.

Ground Rent: £579.88 PA.

Service Charge: £3900 Approx. PA paid Bi-annually.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Total Area: 37.63 m² ... 405 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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