



# 38, Elmwood Court

Baldock,  
Hertfordshire, SG7 6AY  
Leasehold **£110,000**

country  
properties



One bedroom ground floor retirement apartment with well-maintained communal gardens, communal lounge, laundry room and house manager. It is located on the High Street near to the doctor's surgery, pharmacy and Tesco Superstore. With a recently refurbished shower room, views over the High Street and no upward chain the property is ready to move in to!

- One Bedroom Ground Floor Retirement Apartment
- Situated on Baldock High Street
- Well maintained communal gardens
- Tesco Superstore, Doctors Surgery and Pharmacy close by
- Communal Lounge and Laundry Room
- NO ONWARD CHAIN

## Ground Floor Accommodation

### Hallway

Emergency wall mounted alarm with pull cord. Large cupboard with light and power housing meters, water tank and shelving.

### Lounge

17' 4" x 10' 6" (5.28m x 3.20m)  
Two windows to front aspect, wall mounted storage heater, emergency pull cord.

### Kitchen

7' 3" x 5' 5" (2.21m x 1.65m)  
Range of wall mounted and base units with work surface over and inset stainless steel sink unit with mixer tap. Built-in double oven with electric hob and extractor over, space for fridge/freezer.

### Bedroom

14' 0" x 8' 8" (4.27m x 2.64m)  
Two wardrobes with one built-in and one set of drawers.





## Bathroom

Recently fitted suite comprising stand-alone shower cubicle with power shower and screen, W.C, wash hand basin, heated towel rail.

## External

Communal garden areas.

## Agents Notes:

We have been advised by the vendor of the following:

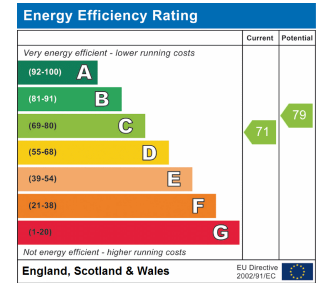
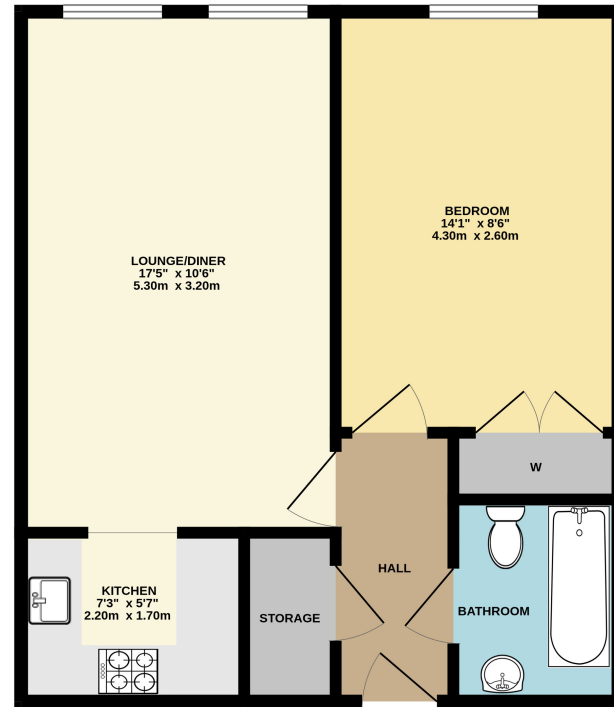
Ground Rent is £289.94 paid twice yearly.

Maintenance Charge is £1462.15 paid twice yearly.

Lease Term: 125 years from 1st May 1989 (91 Years left).



GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

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