



Magdalene Court, Royston Road, Baldock SG7 6PF

| Satchells



1 Bedroom Retirement Property £185,000 Leasehold

Magdalene Court is a popular over 60's development set in the heart of Baldock, offering easy access to the vibrant High Street with its many shops, bars and cafés. This one bedroom first floor apartment offers a good sized lounge, modern kitchen and bathroom with a good sized bedroom. The complex offers a beautiful communal room, laundry room, gym and residents' gardens. The property has been well maintained by the current owner, and feels light and airy throughout.

- 1st floor
- One bedroom
- Over 60s
- Town centre location
- Popular development
- Communal gardens
- Parking
- Awaiting EPC. Council tax band C

1st Floor

Entrance:

Entrance via original style door.

Leading through to the wide and spacious hallway. Access to large storage/ airing cupboard.

Lounge:

Abt. 18' 0" x 12' 0" (5.49m x 3.66m) Light, bright lounge. Double Glazed windows with fabulous views of the rear and main communal garden. TV and telephone points. Wall mounted storage heater.

Kitchen:

Abt. 7' 5" x 6' 5" (2.26m x 1.96m) Range of wall and base units comprising cupboards and drawers. Stainless steel sink and drainer unit. Built in Fridge freezer, oven and electric hob with stainless steel extractor over. Double Glazed window.

Bedroom:

Abt. 14' 5" x 9' 0" (4.39m x 2.74m) Spacious double bedroom with additional storage cupboard housing electric meters. Built-in wardrobe with double opening doors providing hanging and shelving. TV and telephone points. Night storage heater. Window to rear aspect overlooking main garden.

Bathroom:

White suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under and vanity mirror over with inset spot lighting. Shaver point. Low level flush WC. Extractor fan. Heated towel rail.

Outside

Communal Gardens:

Landscaped gardens with a patio seating area.

Parking:

There is a car park set behind a secure gated entrance. Parking is not allocated but there is significantly more than other retirement complexes.

Estate Manager:

A fully trained estate manager and staff make sure everything runs smoothly and look after your interests

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.

Owners Lounge:

An extension of the apartment with its own kitchen and library area - an ideal place to meet new friends or impress new ones.

Visitors Suite:

A quality hotel style suite means family or friends can stay over when they come to visit.

Fitness Suite:

Good health is the foundation of an active lifestyle and the 'on site' gym is the perfect place to maintain your fitness and well being.

Communal Laundry Room:

Communal laundry room means more space and no noise or mess in your apartment. It's a great place too, for a chat with your neighbours.

Additional Information**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

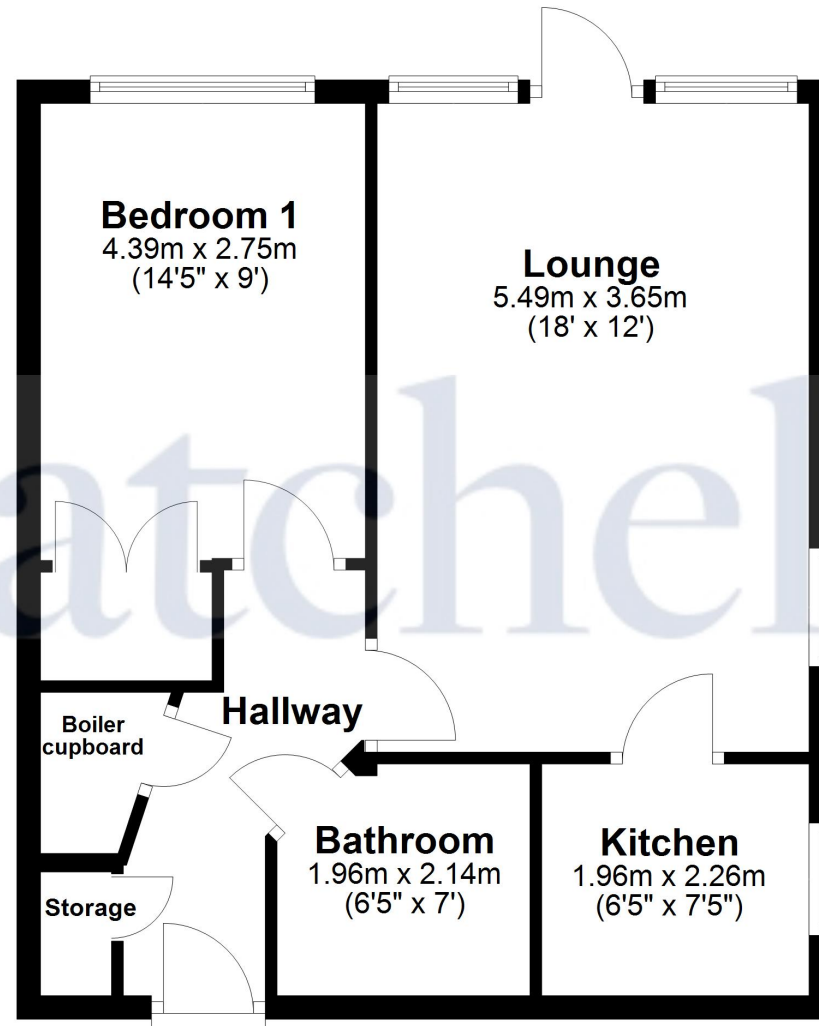




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells

Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.