



# Magdalene Court

Flat 30, 2, Royston Road, Baldock,  
Hertfordshire, SG7 6PF  
Leasehold £255,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

A well-presented and larger than most, two bedroom first floor retirement apartment located in central Baldock within walking distance to all local amenities and transport links.

- Chain Free
- 2 Double bedrooms
- En-suite to master bedroom and further cloakroom off entrance hall
- Central location
- Spacious 21ft Lounge/Diner
- Bright and airy throughout

### Accommodation

#### Entrance Hall

Wall mounted electric radiator, storage cupboard x 2, cupboard housing hot water tank, door to:

#### Master Bedroom

20' 4" x 10' 7" (6.20m x 3.23m)  
Window to front aspect, wall mounted electric storage heater, built-in wardrobes, door to:

#### En-Suite

Bath with power shower over, W.C, wash hand basin, heated towel rail.

#### Bedroom 2

13' 9" x 8' 9" (4.19m x 2.67m)  
Window to front aspect, wall mounted electric storage heater.

#### Cloakroom

W.C, heated towel rail, wash hand basin.

#### Lounge/Dining Room

21' 2" x 15' 3" (max) (6.45m x 4.65m)  
Wall mounted storage heater x 2, dual aspect room with window to front x 2 and window to side, door to:

#### Kitchen

7' 7" (max) x 6' 4" (2.31m x 1.93m)  
Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven and grill, induction hob with extractor over, fridge and freezer.

#### External

#### Communal Gardens

Communal landscaped gardens and residents parking.



## Additional Information

### Owners Lounge

This lovely room provides a comfortable space to meet friends, family and enjoy social activities including twice weekly coffee mornings and games. There is a small kitchen with tea and coffee making facilities together with a fridge and 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 apartment 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.

## Lease Details:

Lease Term: 125 years from 18 March 2004 (104 years remaining).

Council Tax Band: £1997.44 approx. per annum.

Service/Management Fees: Approx. £3370 per annum.

Ground Rent: Approx. £419 per annum.

## Agents Note:

It is advised any prospective purchaser has their Solicitor confirm the above lease information and Service/Management Fees prior to exchange of contracts.



GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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

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