



Magdalene Court, Baldock, Hertfordshire. SG7 6PF





## 1 Bedroom Retirement Property £200,000 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 is offered to the market on a chain free basis.



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

**Ground Floor:****Entrance:**

Entrance via original style door.

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

**Lounge:**

Abt 14' 11" x 11' 1" (4.55m x 3.38m) Light, bright lounge with coving to ceiling. French door with glazed side panels, opening onto patio & flower bed with fabulous views of the rear and main communal garden. TV and telephone points. Wall mounted storage heater. Glazed internal door leading to:

**Kitchen:**

Abt 7' 8" x 6' 4" (2.34m x 1.93m) Range of wall and base units comprising cupboards and drawers. Stainless steel sink and drainer unit. Built in oven and electric hob with stainless steel extractor over. Built in fridge freezer. Window to rear aspect with garden views.

**Bedroom:**

Abt 14' 1" x 8' 11" (4.29m x 2.72m) 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. Easy access walk in bath.

**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.

**Agents Note:**

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

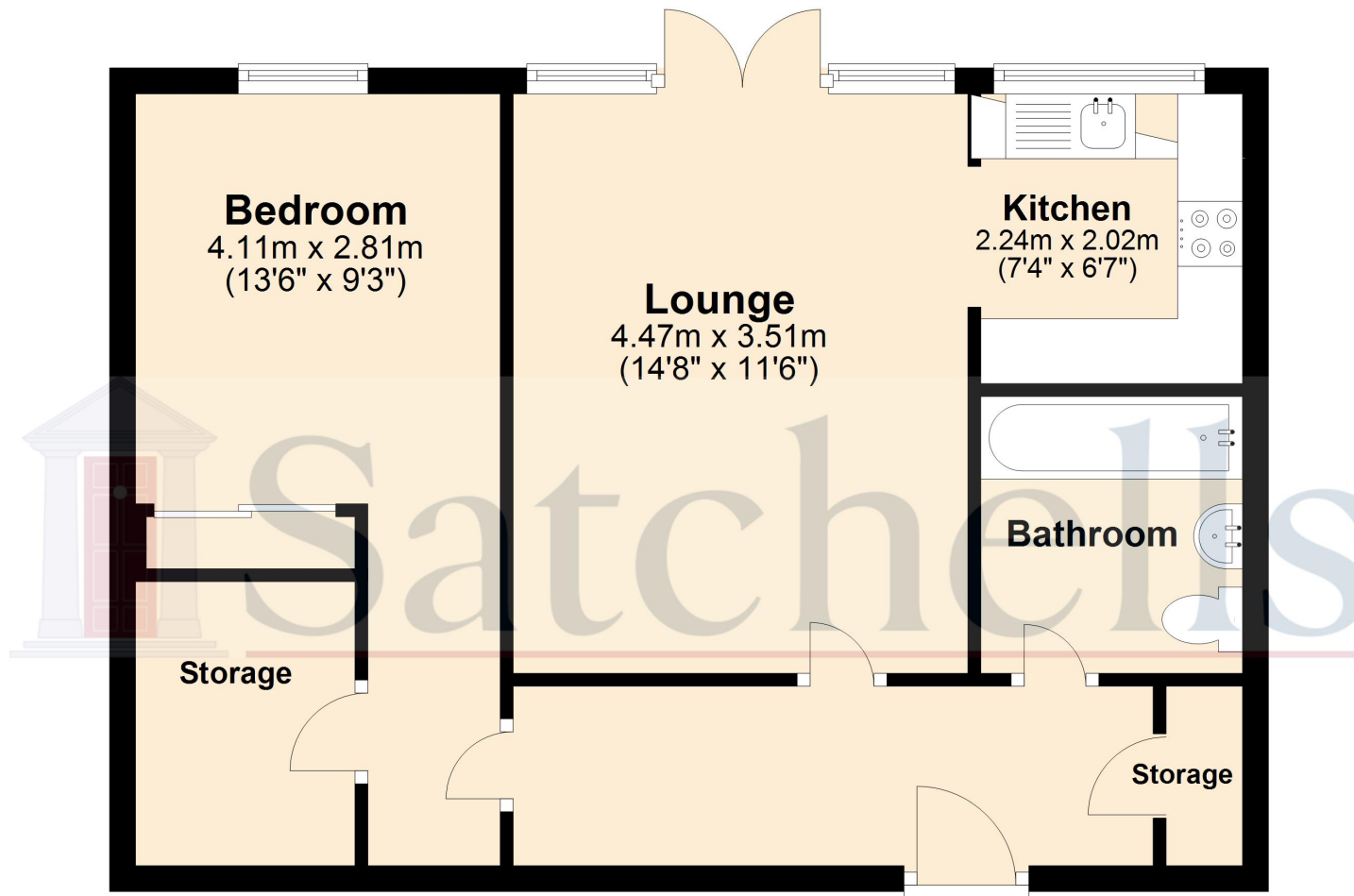




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# Ground Floor



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.