



7, Elmwood Court

BALDOCK, Hertfordshire,
SG7 6AY
£115,000

A country
properties

A very well-presented and ready to move in to one bedroom ground floor retirement flat overlooking communal gardens, located in central Baldock on the doorstep of all local amenities and attractions.

- Ground floor retirement apartment
- Spacious accommodation
- Double bedroom with built in wardrobe
- 17ft lounge
- White gloss kitchen
- Long lease remaining
- Lift Service
- Residents lounge and communal laundry

Accommodation

Hallway

Entrance via a solid wooden front door, carpet, door to built-in storage cupboard housing immersion heater, water tank, electrics and shelving. Tunstall call alarm.

Shower Room

White suite comprising; walk-in shower with electric Aqualisa shower, shower tray and curtain, vanity unit and low level WC, vinyl flooring, heated towel rail.

Lounge

17' 6" x 10' 10" (5.33m x 3.30m)
Double glazed with patio door and window to the rear aspect overlooking the communal garden, storage E7 heater, feature electric fire and mantle surround, TV point, archway to:



Kitchen

7' 6" x 5' 6" (2.29m x 1.68m)

White gloss eye and base level units with drawers underneath and work surface over with an inset white sink and single drainer, built-in microwave, hot point hob and cooker hood, space for side by side fridge freezer and a built-in carousel.

Master Bedroom

14' 4" x 8' 6" (4.37m x 2.59m)

Double glazed window to the rear aspect overlooking the communal garden, range of mirror fronted built-in wardrobes, E7 electric storage heater.

Agent Notes

Lease information

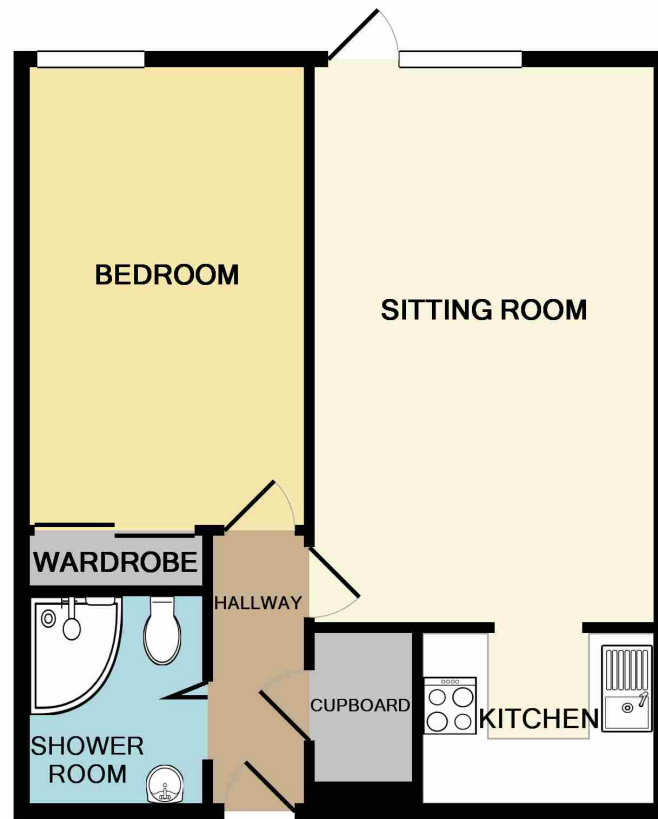
Full period of the Lease - 125 years from 1989 (94 years remaining)

Ground rent - £579.89 per annum

Service Charge - £2203.10 per annum

It is advised that any prospective purchaser has their solicitor confirm the lease information and service/management charges prior to exchange of contracts.





TOTAL APPROX. FLOOR AREA 441 SQ.FT. (40.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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