Magdalene Court

Flat 33, Royston Road, BALDOCK,
Hertfordshire, SG7 6PF
£215,000

COUNTRY PROPERTIES
PART OF HUNTERS

Two bedroom first floor retirement apartment situated at the front of the building offering communal facilities, with the train station and high street nearby. NO ONWARD CHAIN

- 2 bedroom first floor retirement home
- 0.2 miles to Baldock train station (as per Google maps)
- Communal facilities
- Retirement home with independent living
- Gated parking on a first come first served basis
- NO ONWARD CHAIN
- Maintenance charges are 2852.84 paid half yearly

Accommodation

Front door to:

Hallway

13' 2" x 3' 5" (4.01m x 1.04m) widening to 5' 11" x ' " (1.80m)
Storage heater. Large cloaks cupboard with shelving. Further large storage cupboard housing consumer units and meters. Further large cupboard housing electric thermal tank.

Lounge Diner

26' 0" x 11' 0" (7.92m x 3.35m) narrowing to 7' 1" (2.16m)

Lounge

Storage heater. Wall lights. Telephone and TV points.

Dining Area

Storage heater. Double doors to Juliet balcony.

Kitchen

7' 8" x 6' 5" (2.34m x 1.96m)
Range of floor and wall mounted units with worktop over and inset sink unit. Integrated fridge freezer, oven and electric hob with extractor over. Window to front.

Bedroom One

14' 6" x 9' 9" (4.42m x 2.97m)
Built-in wardrobe. Storage heater. Window to front.

Bedroom Two

15' 1" x 9' 2" (4.60m x 2.79m)
Storage heater. Window to front.

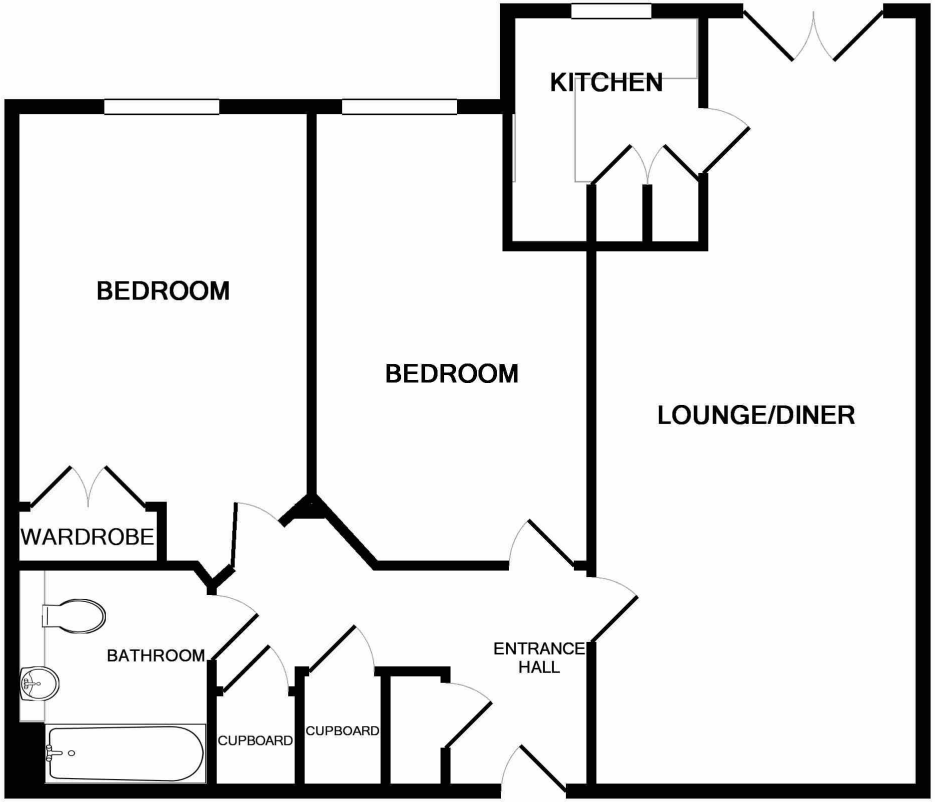
Bathroom

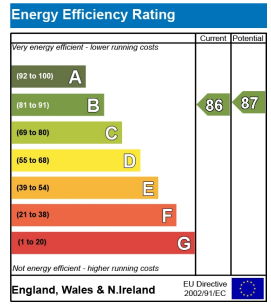
7' 2" x 6' 8" (2.18m x 2.03m)
Suite comprising enclosed panelled bath with shower over and hand held shower, vanity wash hand basin with cupboard under and low level WC with concealed cistern. Heater towel rail. Wall mounted cupboards. Extractor fan.

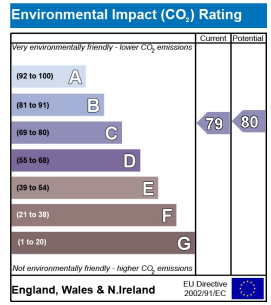
Agent's Note

Awaiting lease details from vendor:

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







TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.4 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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