



# 39, Elmwood Court

BALDOCK,

Hertfordshire, SG7 6AY

Leasehold - Guide Price £140,000

A country  
properties

Rare to the market! A very well looked after and unusually spacious 2 bedroom ground floor retirement apartment located in Elmwood Court, High Street Baldock. Situated in the very centre of town, the home is within walking distance to all local shops, transport links and amenities. Offered to the market chain free and 'move in ready' this is a fantastic opportunity to secure one of the larger units in this popular retirement development.

- NO ONWARD CHAIN
- Well-presented ground floor apartment
- Two double bedrooms
- Resident's lounge, laundry room and beautiful communal gardens
- In-house Manager with 24-hour Tunstall pull cord system
- Excellent local amenities
- 0.2 miles to Tesco Extra, pharmacy and doctors (as per Google)
- Council Tax band B / EPC rating D

Accommodation:

Entrance Hall

Wall mounted electric heater, Tunstall door entry system, large storage cupboard, airing cupboard, doors to:

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Two windows to the front aspect, wall mounted electric storage heater, electric feature fire, opening to:

Kitchen

6' 8" x 7' 4" (2.03m x 2.24m)

Window to side aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with induction hob over, space for fridge freezer.

Bedroom One

15' 4" x 8' 6" (4.67m x 2.59m)

Window to front aspect, wall mounted electric heater, built in wardrobes.



## Bedroom Two

15' 4" x 7' 9" (4.67m x 2.36m)

Window to front aspect, wall mounted electric heater, built in wardrobes.

## Wet Room

Heated towel rail, W.C, wash hand basin, power shower and curtain.

## External

Communal gardens and parking (for parking contact the in-house manager).

## Agent's Notes

## Lease details

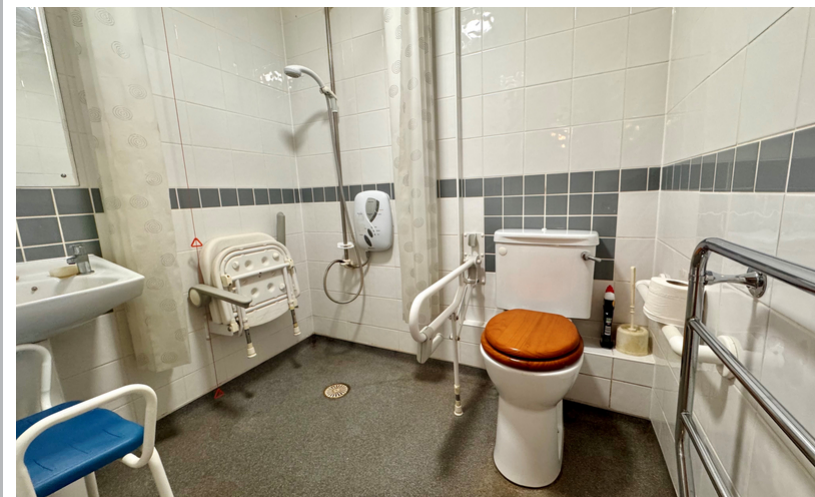
Lease Term: 125 years from 1 May 1989 - 89 years remaining.

Ground Rent - £632.60 approx per annum (paid biannually)

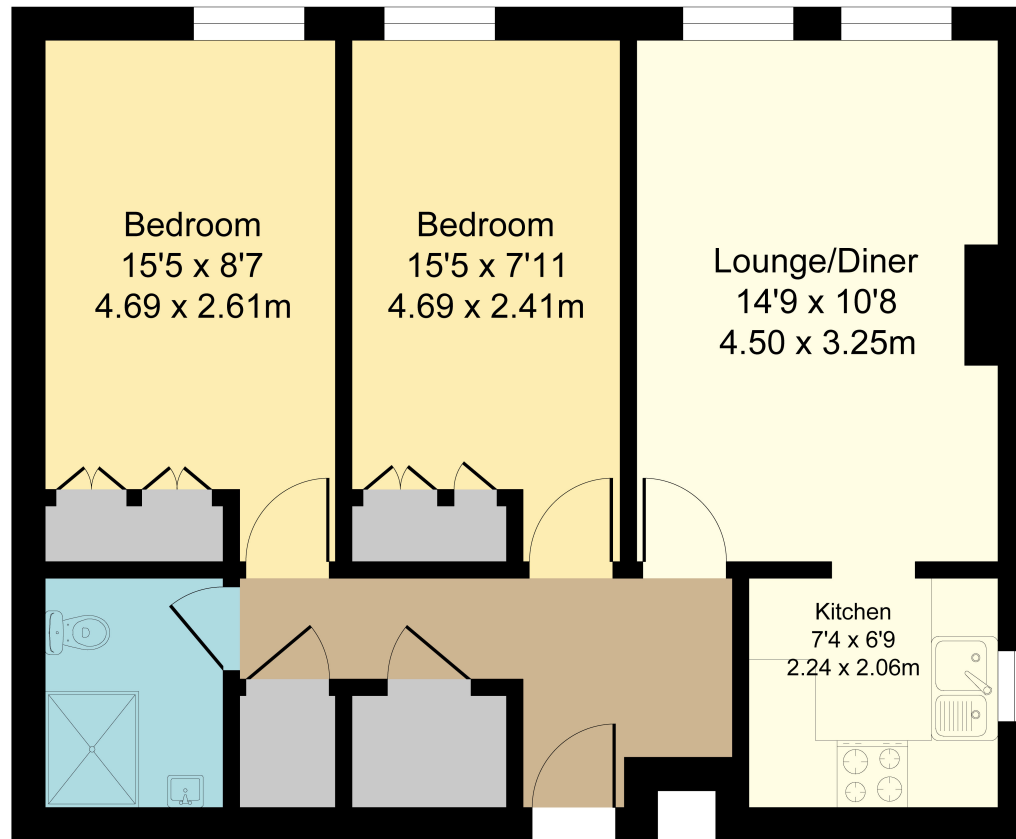
Service Charge - £5,712.06 approx per annum (paid biannually)

## Baldock

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10.

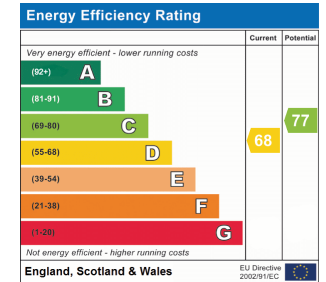


# 39 Elmwood Court, Baldock



Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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