



# Magdalene Court

Flat 16, 2, Royston Road, Baldock,  
Hertfordshire, SG7 6PF  
Leasehold £250,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Country Properties are delighted to offer to the market this light and spacious ground floor, 2 double bedroom retirement flat located in the heart of Baldock within walking distance to all amenities and travel links. The property is beautifully presented, comes with allocated parking and its own external patio space.

- Chain Free!
- 2 Double Bedrooms
- Ground floor apartment with convenient side entrance
- Spacious Lounge/Diner
- Private external patio
- Walk in Shower
- Bright and airy throughout

## Ground Floor

### Front door leading to:-

### Hallway

Large storage cupboard housing meters. Further fitted cupboard for storage. Large airing cupboard with shelving. Wall mounted electric heater. Wall mounted emergency pull cord.

### Lounge/Diner

19' 2" x 10' 0" (5.84m x 3.05m)  
Window and door to front aspect leading to private external patio, TV point, attractive fireplace housing electric fire, coving, electric storage heater, telephone point, window to side aspect, electric storage heater. Door to:-

### Kitchen

6' 6" x 5' 9" (1.98m x 1.75m)  
Range of base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer tap, built-in oven, electric hob with extractor over and fridge freezer. Window to side aspect, tiled splash areas. Coving.

### Bedroom 1

17' 2" x 8' 11" (5.23m x 2.72m)  
Window to front aspect, built-in wardrobe, electric heater, coving, telephone point.

### Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)  
Window to front aspect, wall mounted electric heater, coving.

### Shower Room

6' 11" x 6' 5" (2.11m x 1.96m)  
Fully tiled with suite comprising low level W.C with concealed cistern, vanity wash hand basin with cupboards under and large walk-in shower cubicle. Electric towel rail, convector heater.

### Outside

Private patio area to front. Communal gardens, allocated parking space.



## Additional Information

Owners Lounge: This lovely room provides a comfortable place to meet friends and family. There is a small kitchen with tea and coffee making facilities together with a 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 apartments 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:

125 year lease commencing 2003 (106 years remaining).

Council Tax Band E.

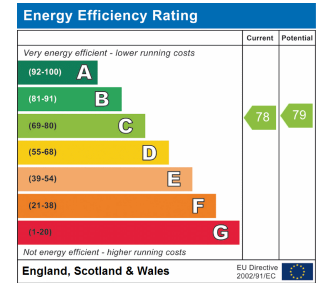
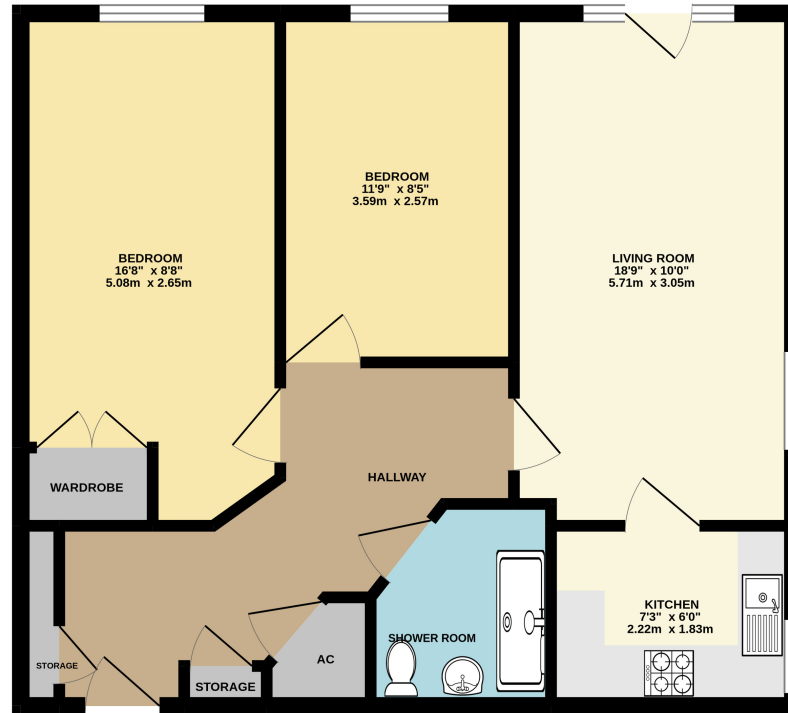
Approximately £3200.00 Management Fees per annum.

Ground Rent approximately £419.00 per annum.

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



GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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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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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