



Magdalene Court

Flat 19, 2, Royston Road, Baldock,
Hertfordshire, SG7 6PF
Leasehold £199,950

COUNTRY PROPERTIES
PART OF HUNTERS



A beautifully presented and very well looked after one bedroom retirement flat located in central Baldock within walking distance to all local amenities and transport links.

- Chain Free!
- Large double bedroom
- Walk in double shower
- Bright and airy throughout
- Central location
- Juliet balcony and further windows overlooking communal gardens

Accommodation

Entrance Hall

Wall mounted electric storage heater, large storage cupboard, doors to:

Bedroom

14' 0" x 8' 9" (4.27m x 2.67m)
Window to rear aspect, built-in wardrobe, wall mounted electric storage heater.

Shower Room

W.C, wash hand basin, heated towel rail, double shower, wall mounted electric heater (not storage).

Lounge

18' 7" x 11' 3" (5.66m x 3.43m)
Wall mounted electric storage heater x 2, Juliette balcony and further windows overlooking communal gardens, electric feature fire.

Kitchen

6' 5" x 7' 7" (1.96m x 2.31m)
Window to rear aspect, range of wall mounted and base units with work surface over and inset sink with drainer, integral oven, grill, induction hob with extractor hood over, fridge freezer.



External

Communal gardens and private parking. (Residents parking permit available).

Additional Information

Owners Lounge

This lovely room provides a comfortable place to meet friends, family, and enjoy social activities including twice weekly coffee mornings & games. There is a small kitchen with tea and coffee making facilities together with a fridge and 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.

Agents Notes:

Lease details: 125 year lease commencing 2003 (104 years remaining).

Council Tax Band C - £1775.50 approx. per annum.

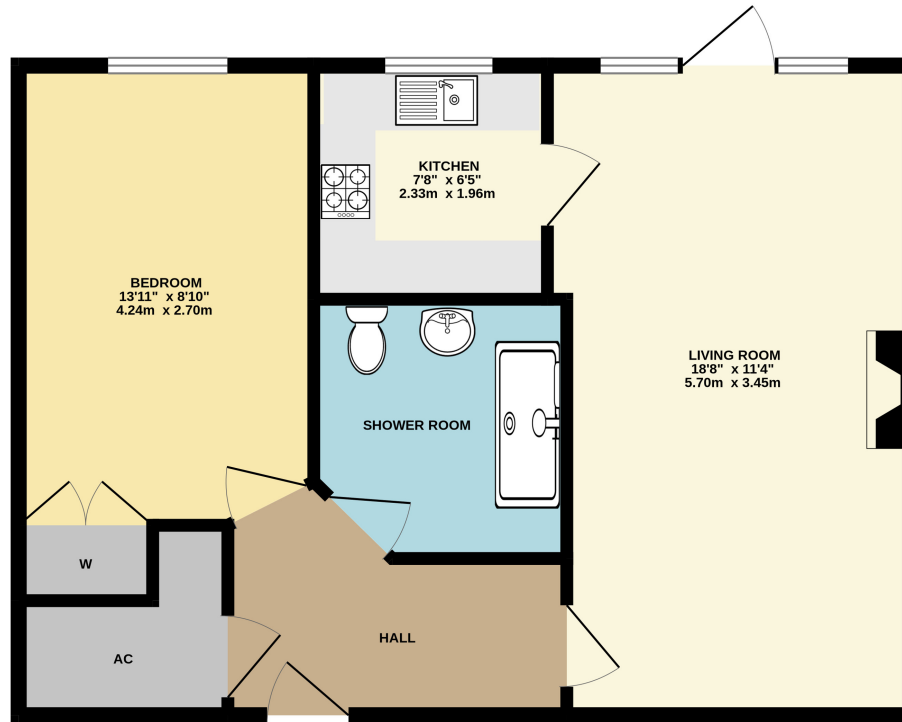
Service/Management Fees: £2528 per annum

Ground Rent: £359 per annum

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



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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Viewing by appointment only

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