



# 16, Elmwood Court

BALDOCK,

Hertfordshire, SG7 6AY

Leasehold O.I.E.O **£85,000**

country  
properties

Centrally located on Baldock High Street, this one bedroom first floor retirement apartment (with lift) is conveniently positioned for local amenities. NO ONWARD CHAIN.

- First floor apartment
- One double bedroom
- Fully maintained lift to all floors
- Residents lounge, laundry and beautiful gardens
- In-house Manager with 24 hour pull cord system
- Excellent local amenities
- 0.2 miles to Tesco Extra, pharmacy and doctors (as per google)
- NO ONWARD CHAIN

## Accommodation

### Hallway

Wall mounted entry call system. Large storage cupboard.

### Living Room

17' 7" x 10' 6" (5.36m x 3.20m)  
Fireplace. Juliet balcony overlooking gardens on side aspect.

### Kitchen

7' 7" x 5' 7" (2.31m x 1.70m)  
Range of floor an wall mounted units with worktop over and inset sink. Integrated oven and four ring oven hob over. Space and services for fridge/freezer.

### Bedroom

14' 1" x 8' 9" (4.29m x 2.67m)  
Built-in wardrobes. Window to rear aspect, overlooking the garden.



## Shower Room

Suite comprising off shower enclosure with hand-held shower attachment, wash hand basin and W.C.

## Outside

Communal gardens and unallocated parking.

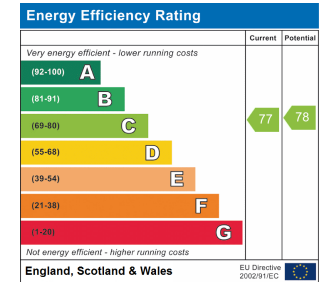
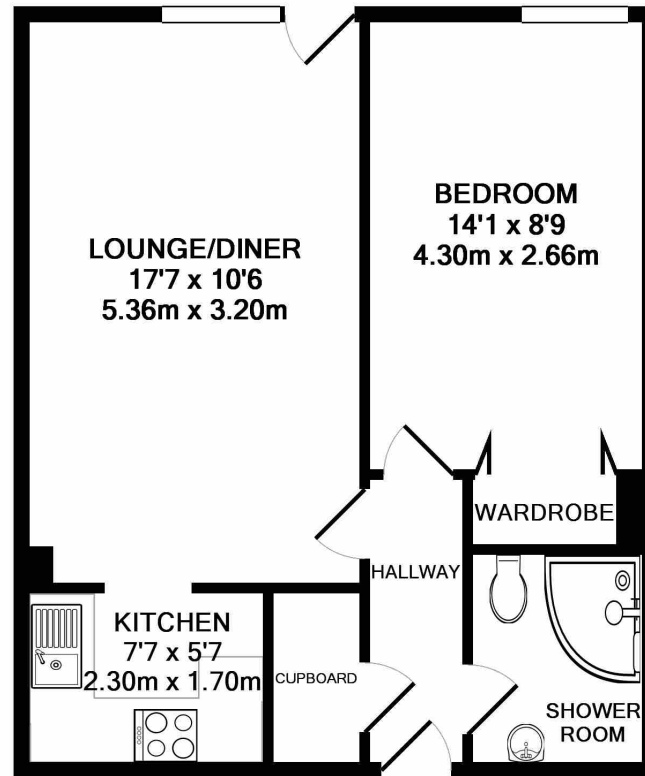
## Lease details

125 year lease from May 1989.

Ground Rent - £579.88 per annum.

Maintenance - £2924.29 per annum.





TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.0 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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