



Royston Road, Baldock, Hertfordshire. SG7 6PF





2 Bedroom Retirement Property £265,000 Leasehold

An exclusive, ground floor retirement property in this popular development, a simple stroll to the historical High Street with all of its cafes shops and amenities. The property being on the ground floor is highly sought after and offers direct access onto the communal gardens. The property is in good condition throughout and boasts a 25ft lounge and two double bedrooms, shower room and fitted kitchen. There is a residents lounge, gym, laundry room and gardens.

- Exclusive 60+ apartment
- Two double bedrooms
- Resident carpark
- 24 hour call point assistance
- Town centre location
- Chain free
- Ground floor
- EPC rating C. Council tax band D

Ground Floor

Entrance:

Via entry phone system leading to own front door, with security peep hole and letter box.

Hall:

Three storage cupboards. Fitted carpet. Doors to:

Lounge:

Abt. 25' 0" x 11' 0" (7.62m x 3.35m) Double glazed doors to patio area. Fitted carpet. Two E7 heaters. Electric fire set into decorative fireplace. TV and Sky points. Opens to kitchen.

Kitchen:

Abt. 7' 8" x 6' 5" (2.34m x 1.96m) Range of fitted wall and base units with roll top worksurfaces. Electric oven, hob and hood. Stainless steel sink and drainer. Plumbing for dishwasher. Double glazed window to rear aspect. Lino flooring.

Bedroom One:

Abt. 15' 0" x 9' 9" (4.57m x 2.97m) Double glazed window to rear aspect. Fitted carpet. E7 heater. Range of fitted wardrobes. TV and Sky points.

Bedroom Two:

Abt. 15' 0" x 9' 2" (4.57m x 2.79m) Double glazed window to rear aspect. Fitted carpet. E7 heater.

Shower Room:

Three piece suite comprising walk in shower cubicle, low level wc and hand wash basin. Lino flooring.

Outside

Communal Areas:

Double glazed french doors take you into the communal gardens and gated residents car park.

Agents Note:

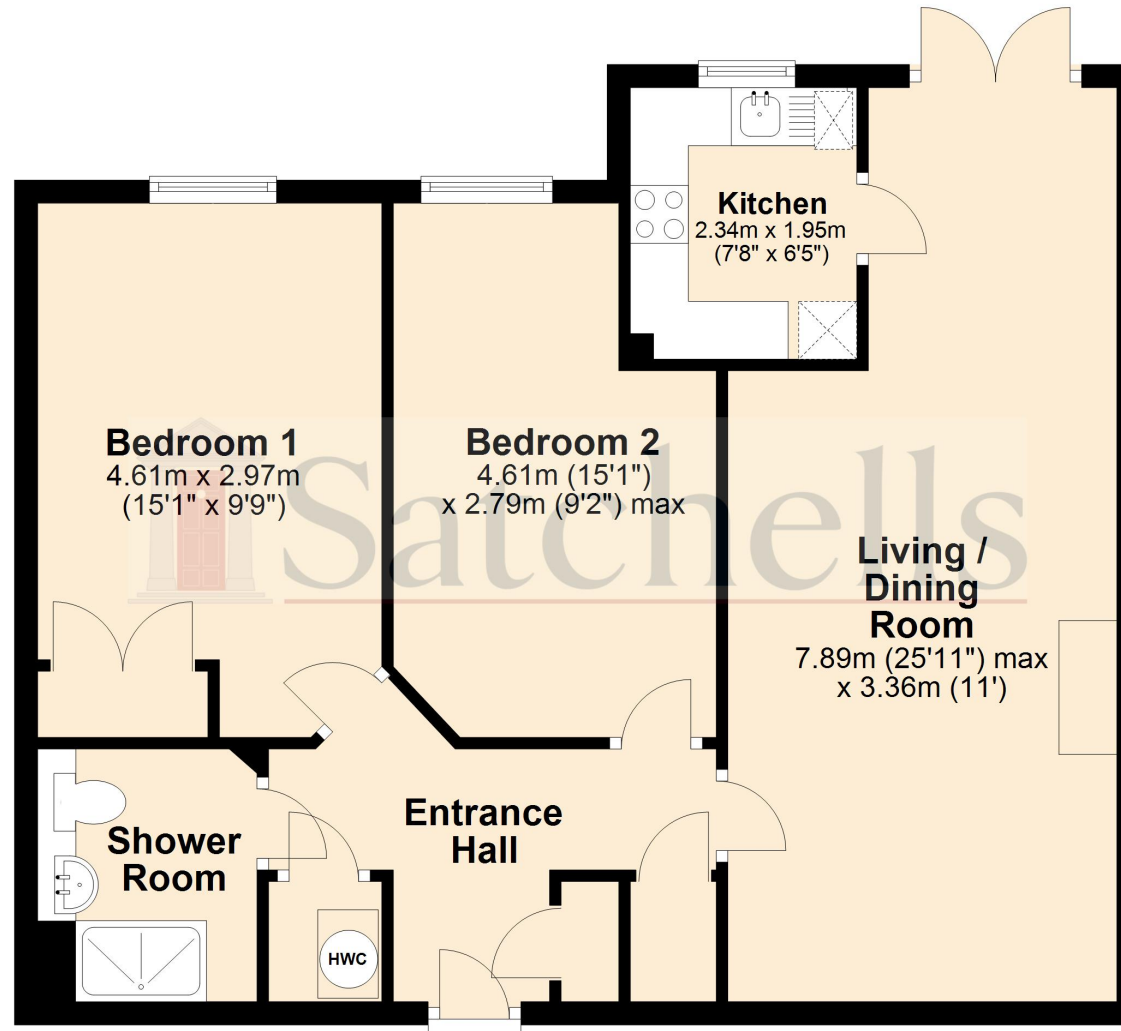
Draft particulars yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.