



High Street, Baldock, Hertfordshire. SG7 6AY

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## 1 Bedroom Apartment £92,500 Leasehold

Satchells Estate Agents presents to the market this chain free, one bedroom, retirement property located in central Baldock. This property is a brilliant size and is located down Baldock's historic high street and offers easy access to its' cafe's, doctors and supermarkets. Elmwood Court also features well maintained communal gardens, communal lounge, laundry room and site manager.

- Chain free
- Town centre location
- Retirement property
- Brilliant size rooms
- First floor
- Communal gardens
- Good condition
- Early viewings recommended
- Awaiting EPC. Council tax band B



## **First Floor**

### **Entrance:**

Wall mounted telephone system.

### **Lounge:**

Abt. 23' 0" x 10' 5" (7.01m x 3.17m) Two double glazed windows to front aspect. Wall mounted electric storage heater. Feature fireplace. Fitted carpets.

### **Kitchen:**

Range of wall and base units with work surface surrounds. Inset sink with drainer. Integrated oven and grill. Extractor fan.

### **Bedroom:**

Abt. 14' 3" x 8' 9" (4.34m x 2.67m) Two double glazed windows to front aspect. Built-in wardrobes. Fitted carpets. Storage heater.

### **Bathroom:**

Suite comprising shower, wash hand basin and low level WC. Tiled walls.

## **Outside**

### **Outside:**

Communal gardens with patio and seating area.

## **Additional Information**

### **Agents Note:**

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

### **Anti-Money Laundering (AML):**

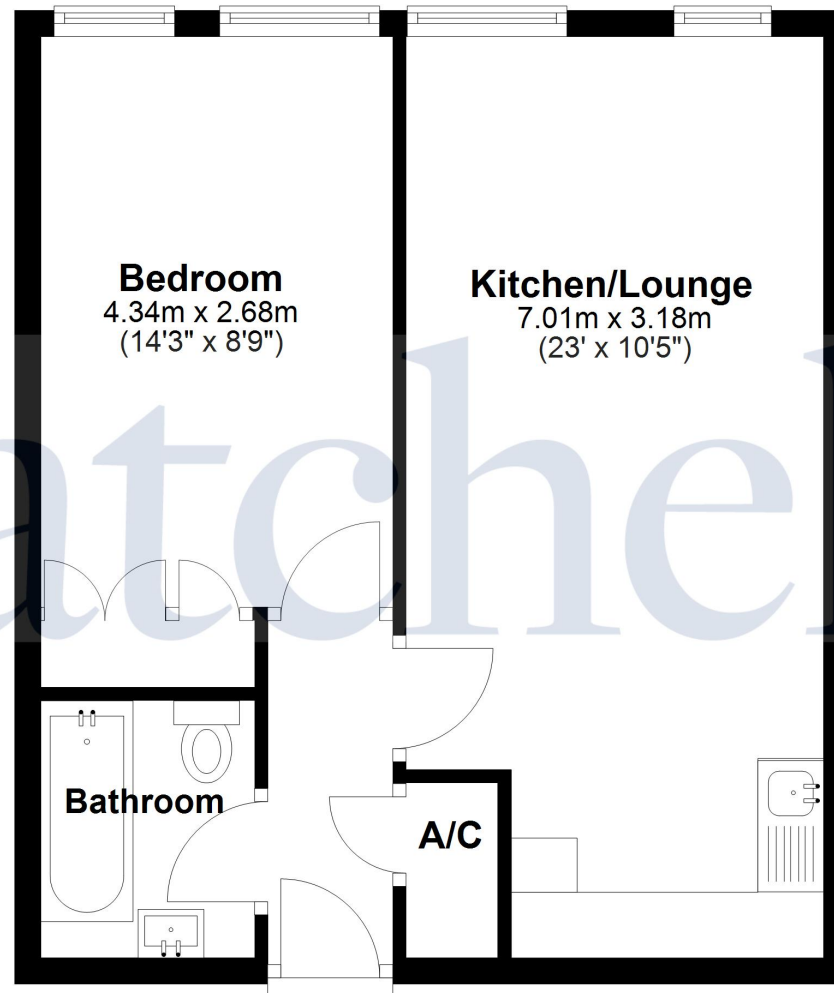
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

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## First Floor



For illustration 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.