



25, Elmwood Court

BALDOCK, Hertfordshire,
SG7 6AY

Leasehold £110,000

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properties

Country Properties are delighted to offer a well-presented CHAIN-FREE first floor retirement flat located in central Baldock. This fantastic property is situated perfectly, being on the doorstep of local amenities such as the nearby GP surgery, pharmacy and Tesco. Elmwood Court also features well maintained communal gardens, communal lounge, laundry room and site manager.

- Well presented first floor apartment
- One double bedroom
- Residents lounge, laundry room and beautiful communal gardens
- In-house manager with 24-hour Tunstall pull cord system
- Proximity to excellent local amenities
- CHAIN FREE
- Council Tax Band B
- EPC Rating B

Accommodation

Entrance Hallway

Wall mounted Tunstall telephone entry system, large storage cupboard housing hot water tank, carpeted flooring.

Kitchen

Range of wall mounted and base level units with work surface over and inset sink with drainer, integral electric oven with electric hob and extractor hood over, space for fridge freezer.

Lounge

Window and Juliette balcony to rear aspect, feature electric fireplace, carpeted flooring, wall mounted electric storage heater.

Bedroom

Window to rear aspect, wall mounted electric storage heater, built-in wardrobes, carpeted flooring, wall mounted electric heater.



Bathroom

WC, wash basin with vanity unit under, heated towel rail, cubicle shower, tiled walls.

Agents Notes

Lease Details

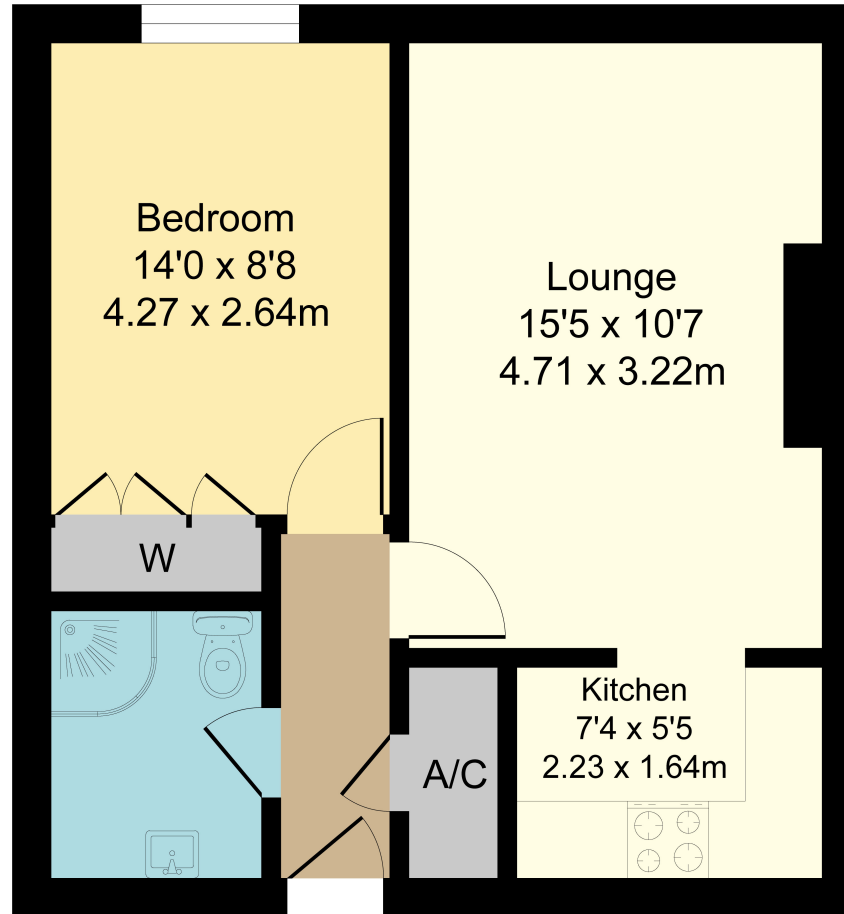
Lease Term - 125 Years From 1st May 1989 (89 Years Remaining)

Maintenance Charges - 2x payments of £1,934.00 per annum

Ground Rent - 2x payments of £316.30 per annum



25 Elmwood Court, Baldock



Total Area: 37.6 m² ... 405 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	

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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