



# 20, Elmwood Court

BALDOCK,  
Hertfordshire, SG7 6AY  
Offers in Region of £100,000

country  
properties

A very well-presented and ready to move in to, chain free, first floor retirement flat overlooking communal gardens located in central Baldock on the doorstep of all local amenities and attractions.

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

Accommodation

### Entrance Hall

Wall mounted Tunstall telephone entry system, large storage cupboard housing hot water tank, doors to:

### Shower Room

Heated towel rail, W.C, wash hand basin, shower cubicle with power shower.

### Bedroom

14' 1" x 8' 7" (4.29m x 2.62m)  
Window to the rear aspect, wall mounted electric storage heater, built-in wardrobes.

### Lounge

18' 9" x 10' 6" (5.71m x 3.20m)  
Juliet Balcony overlooking communal garden & window to the rear aspect, wall mounted electric storage heater, arched opening to:



## Kitchen

7' 4" x 5' 3" (2.24m x 1.60m)

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

## External

Communal gardens and parking (for parking contact the in-house manager).

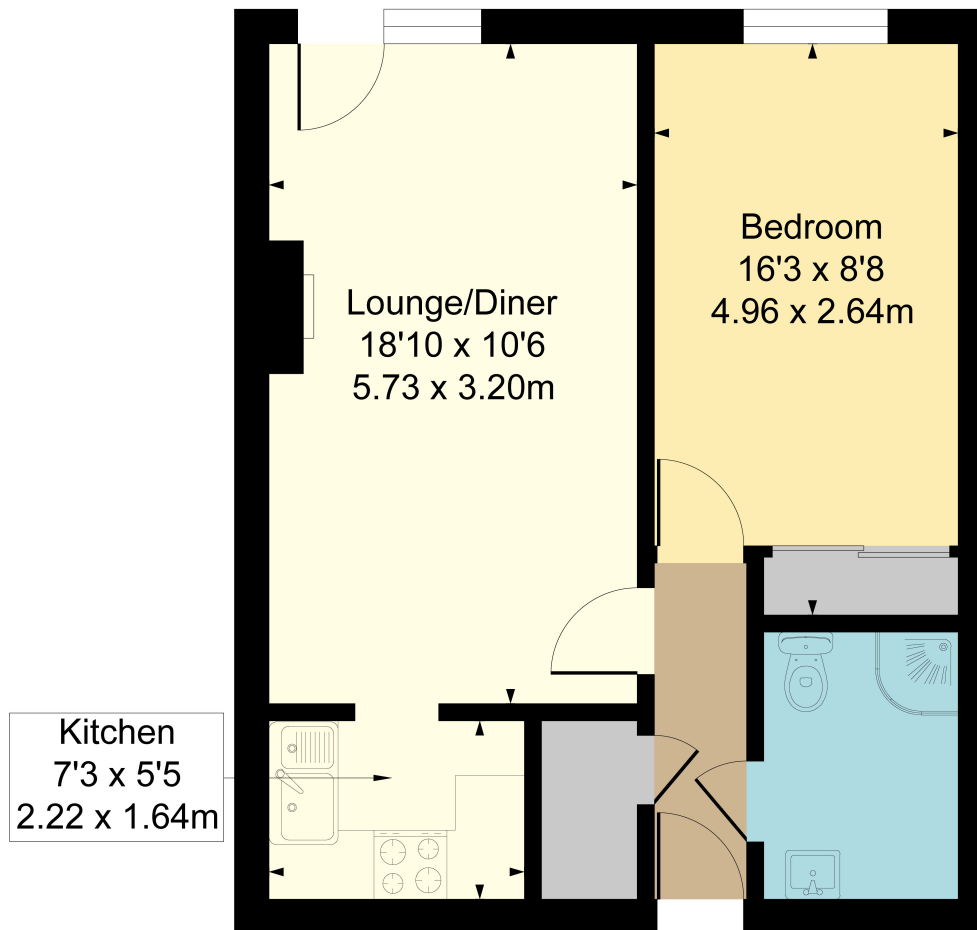
## Lease Details

Lease Term: 125 years from 1 May 1989 - 90 years remaining.

Ground Rent - £580 per annum

Maintenance: £3900 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(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 Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>  
 All Measurements are approximate and for display purposes only

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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