



# Magdalene Court

Flat 12, 2, Royston Road, Baldock,  
Hertfordshire, SG7 6PF  
Leasehold £265,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A very well presented and particularly spacious two double bedroom ground floor retirement flat located in central Baldock within walking distance to all local amenities and transport links.

- Chain Free
- 2 Good size Double Bedrooms
- Wet Room En-Suite to Master Bedroom and further Cloakroom off Entrance Hall
- Central Location
- External patio overlooking Communal Gardens
- Spacious 21ft Lounge/Diner

## Ground Floor

### Entrance Hall

Wall mounted electric radiator, storage cupboard x 2, cupboard housing hot water tank, doors to:

### Bedroom 1

20' 3" x 10' 6" (6.17m x 3.20m)  
Window to front aspect, wall mounted electric storage heater, built-in storage cupboards, door to:

### En-Suite Wet Room

Walk-in shower with screen and seat, W.C, wash hand basin, heated towel rail.

### Bedroom 2

14' 1" x 8' 9" (4.29m x 2.67m)  
Window to front aspect, wall mounted electric radiator.

### Cloakroom

W.C, wash hand basin, heated towel rail.

### Lounge/Dining Room

21' 4" x 15' 7" (max) (6.50m x 4.75m)  
Wall mounted electric storage heater x 2, electric feature fire, glazed uPVC door to external patio, glass panelled door to:

### Kitchen

7' 7" x 6' 5" (2.31m x 1.96m)  
Window to front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill, induction hob with extractor over, fridge freezer.



## External

### Patio

Patio seating area directly outside lounge and larger communal gardens to rear. Residents only car park to rear.

### Additional Information:

Owners Lounge: This lovely room provides a comfortable place to meet friends, family, and enjoy social activities including twice weekly coffee mornings and games. There is a small kitchen with tea and coffee making facilities together with a fridge and library area.

Estate Manager: A fully trained Estate Manager makes sure that everything runs smoothly and looks after your interests.

Laundry Room: Fully equipped laundry room for residents use.

24 Hour Emergency Control: All main rooms in the apartment are linked to this system, so there is always someone on hand to help if needed.

Gym/Fitness Suite: Fully equipped with fitness equipment and TV.

## Lease Details:

Lease Term: 125 years from 1 January 2003 (104 years remaining).

Council Tax Band: D - £2123 approx. per annum.

Service/Management Fees: Approx. £3800 per annum.

Ground Rent: Approx. £419 per annum.

## Agents Note:

It is advised any prospective purchaser has their Solicitor confirm the above lease information and service/management fees prior to exchange of contracts.





GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	82
(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 FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

