



Magdalene Court, 2 Royston Road, Baldock SG7 6PF

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# 1 Bedroom Retirement Property

## £160,000 Leasehold

Magdalene Court is a popular over 60's development set in the heart of Baldock, offering easy access to the bustling High Street with its many shops, bars and cafés. This one bedroom first floor apartment offers a good sized lounge, modern kitchen and bathroom with a good sized bedroom. The complex offers a beautiful communal room, laundry room, gym and residents' gardens. The property is offered to the market on a chain free basis.

- One bedroom
- First floor
- Over 60s
- Residents gym
- Communal lounge
- Town centre location
- EPC rating B. Council tax band C

**Ground floor:****Entrance:**

Communal entrance, stairs and lift to all floors.

**First floor:****Entrance hall:**

Wall mounted electric storage heater, large storage cupboard, doors to:

**Living room:**

Abt: 18' 7" x 11' 3" (5.66m x 3.43m) two wall mounted electric storage heaters, double glazed window and door to juliette balcony overlooking communal garden, electric fire.

**Kitchen:**

Abt: 6' 5" x 7' 7" (1.96m x 2.31m) double glazed window to rear aspect, range of wall and base units with worksurface surrounds, inset sink with drainer, integrated oven and grill, induction hob and extractor hood over, fridge/freezer.

**Bedroom:**

Abt: 14' 0" x 8' 9" (4.27m x 2.67m) Double glazed window to rear, built in wardrobe, wall mounted electric storage heater.

**Bathroom:**

Wash hand basin, low level WC, walk-in double shower cubicle, wall mounted electric heater.

**Outside:****gardens:**

Communal gardens and private residents parking.

**Additional Information****Lease Information:**

Lease details: 104 years remaining.

Service charge - £3136 per annum.

Ground rent - £359 per annum.

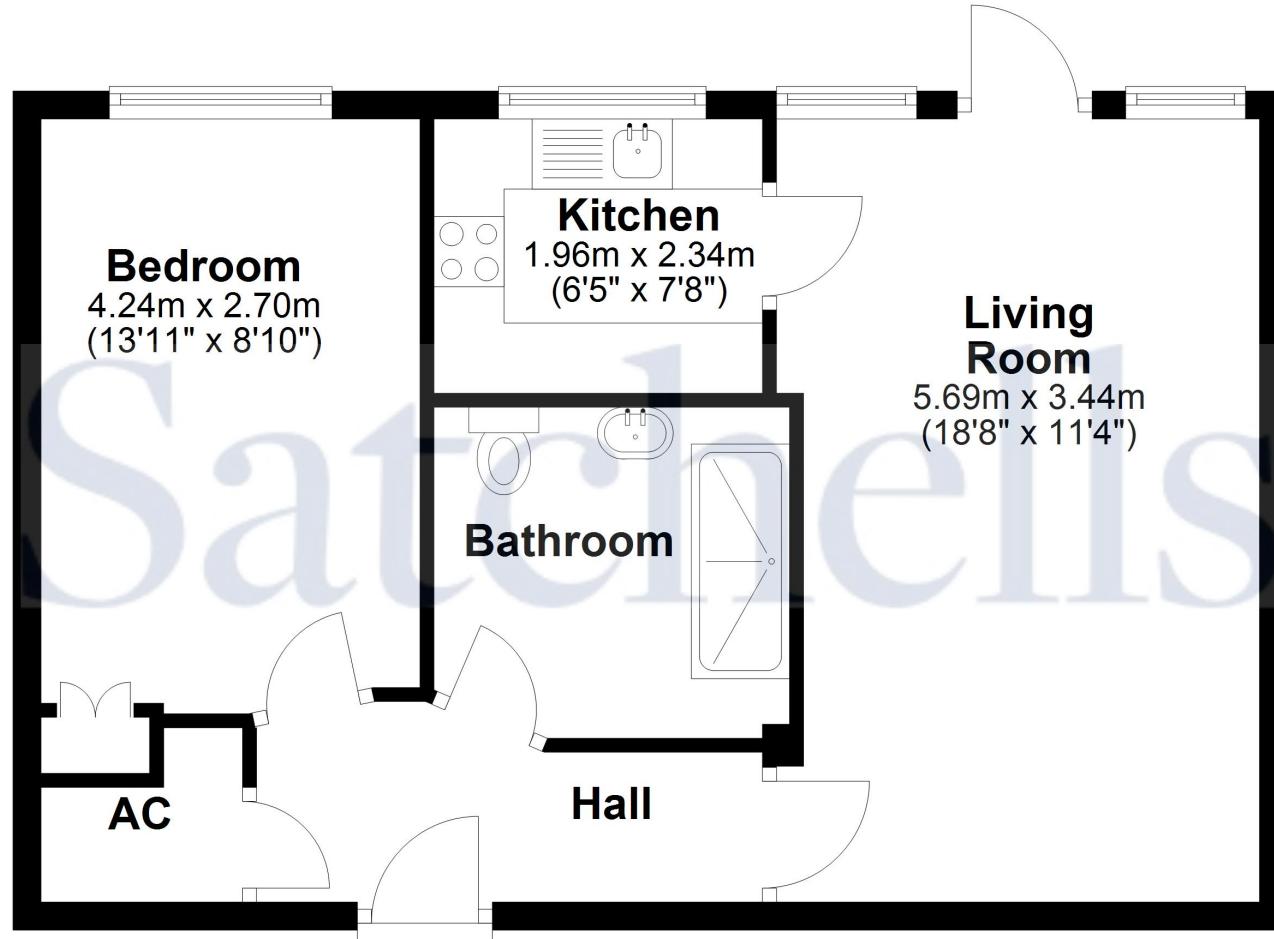
**Anti-Money Laundering (AML):**

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.

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## 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.

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8 High Street, Baldock, SG7 6AR  
T: 01462 892041  
E: baldock@satchells.co.uk  
W: www.satchells.com

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