



Elmwood Court, High Street, Baldock, Hertfordshire. SG7 6AY

| Satchells



1 Bedroom Apartment

£119,999 Leasehold

Satchells Estate Agents are delighted to offer this well presented, chain free, one bedroom, ground floor retirement property located in the centre of Baldock. This property is set 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. This property has been refurbished throughout and is in beautiful condition. Early viewings highly recommended!



- Town centre location
- Ground floor
- Chain free
- One bedroom
- Good condition
- Communal gardens
- Close to amenities
- Early viewings highly recommended
- EPC rating C. Council tax band B

Ground Floor

Hallway:

From the hallway, the front door leads to all rooms. Storage room with door entry system and immersion heater control unit. The storage room also contains a hot water tank with shelving and mains boards.

Living/Dining Room:

Abt. 19' 1" x 10' 5" (5.82m x 3.17m) Rectangular shape living room with gas fire effect electric heater with granite hearth and mantle. Electric storage heater. Carpet as fitted.

Kitchen Area:

Abt. 7' 3" x 5' 4" (2.21m x 1.63m) Accessed from the living/dining room. Inbuilt electric oven and halogen hob with extractor over. A range of wall and base units. Vinyl flooring.

Wet Room:

Abt. 6' 7" x 5' 3" (2.01m x 1.60m) Three piece suite comprising large shower cubicle with sit down area, close coupled WC and sink with storage. Wall heater. Extractor fan. Wall light. Vinyl flooring.

Bedroom:

Abt. 14' 7" x 8' 6" (4.45m x 2.59m) Rectangular room with double glazed window to rear aspect. Built in wardrobe. Carpet as fitted. Wall lights. Storage heater.

Communal Areas:

Access to the residents lounge.

Outside

Garden:

Communal gardens.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply - included in service charge

Electric: Mains supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: TBC

Tenure: Leasehold

Council Tax Band: B

Council tax payable: TBC

Length of lease: 89 years remaining

Ground Rent details: £289 6 monthly

Service charge Details: £2070.25 .6 monthly

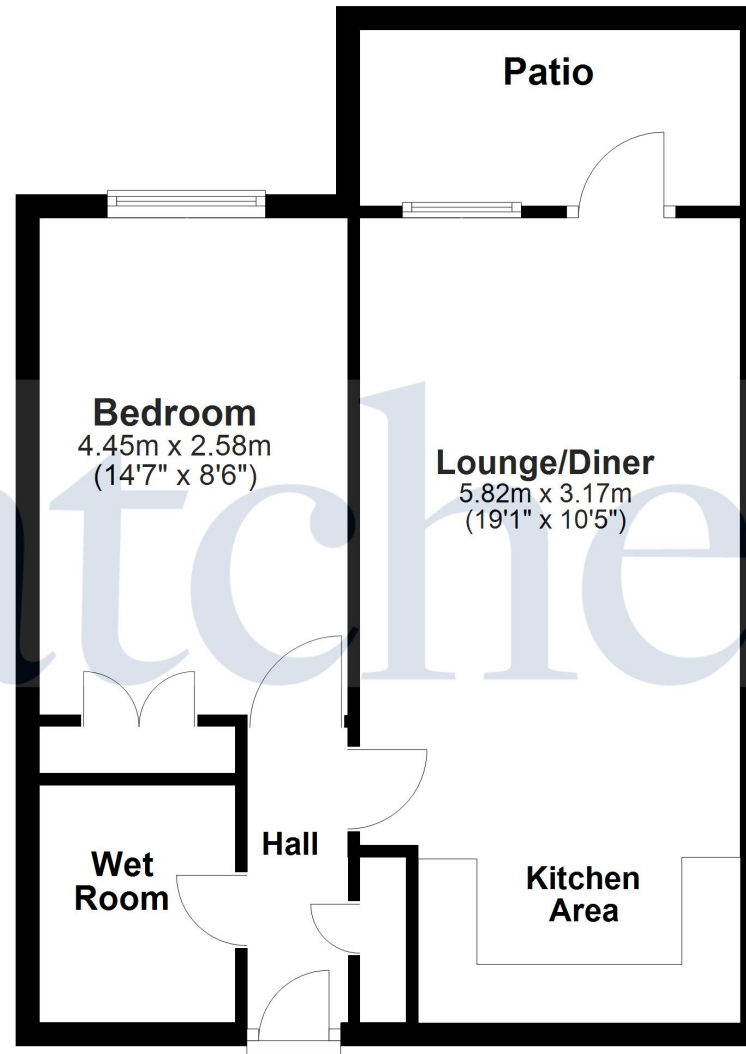
For further material information please contact the office marketing this property.



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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Ground 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.