



27, Elmwood Court, High Street  
BALDOCK,  
Hertfordshire, SG7 6AY  
Guide Price £110,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Centrally located on Baldock high street, this one bedroom top floor retirement apartment (with lift) is conveniently positioned for all local amenities. NO ONWARD CHAIN.

- Top floor apartment with panoramic views
- One double bedroom
- Fully maintained lift to top floor
- Resident lounge and guest suite
- Communal Gardens
- Excellent Local Amenities
- 0.2 miles to Tesco Extra, pharmacy and doctors (as per google)
- NO ONWARD CHAIN

### Accommodation

#### Hallway

Large airing cupboard. Emergency pull cord.

#### Living room

15' 11" x 10' 6" (4.86m x 3.20m)  
Fireplace with marble and mahogany surround. Window to front aspect.



## Kitchen

7' 7" x 5' 5" (2.30m x 1.66m)  
Range of floor and wall mounted units with worktop over and inset sink. Integrated oven and four ring electric hob with extractor over.  
Space and services for fridge/freezer.

## Bedroom

12' 10" x 8' 9" (3.90m x 2.66m)  
Built in wardrobe. Window to front aspect.

## Shower Room

Suite comprising of shower enclosure with seat, wash hand basin and W.C.

## Outside

**Communal gardens and unallocated parking**

## Agent's Notes

We have been advised by the vendor that:

The lease is 125 years commencing 1989 (approx 96 years remaining)  
The ground rent is £579.89 pa  
The service charge is £2203.10 pa

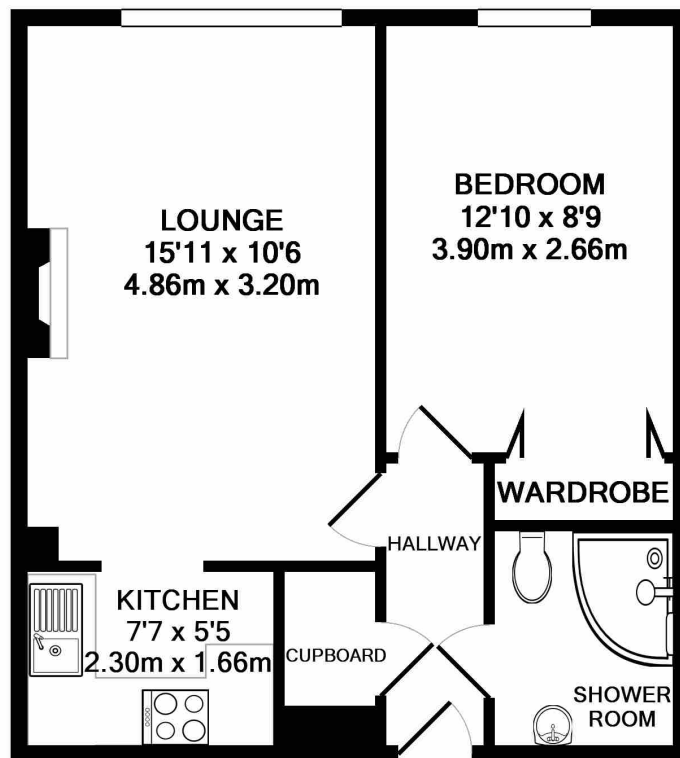


Communal Areas



Communal Areas

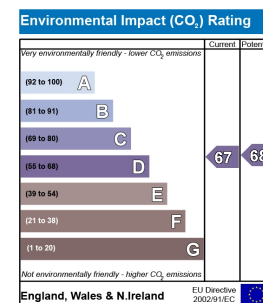
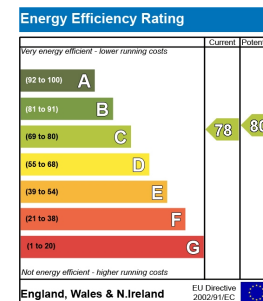




TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2018

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

Country Properties | 39, High Street | SG7 6BG

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

www.country-properties.co.uk

