



Magdalene Court

Flat 45, 2, Royston Road, Baldock,
Hertfordshire, SG7 6PF

Leasehold - Guide Price £220,000

country
properties

Country Properties are delighted to offer to the market this light and spacious top floor, 2 double bedroom retirement flat located in the heart of Baldock within walking distance to all local amenities and travel links! The property presents very well throughout, is 'move in ready' and benefits from a Juliette balcony off of the spacious Lounge/Diner.

- Very well presented retirement apartment
- 2 Double bedrooms
- Top floor apartment
- Spacious Lounge/Diner with Juliette balcony
- Emergency red pull cord system throughout
- Chain Free
- Council Tax band D
- EPC rating C

Accommodation

Entrance Hallway

Large store cupboard housing meters. Further fitted cupboard for storage. Large airing cupboard with shelving and hot water tank. Wall mounted electric heater. Wall mounted telephone entry system. Doors to:

Lounge Diner

26' 0" x 11' 0" (7.92m x 3.35m)

Two wall mounted electric heaters, electric feature fire with surround and mantle, Juliet balcony to front, door to:

Kitchen

6' 8" x 7' 7" (2.03m x 2.31m)

Window to the front aspect, range of base and wall mounted units with work surfaces over incorporating stainless steel sink with mixer tap. Integral oven/grill, induction hob with extractor over. Space for fridge and freezer.

Bedroom One

15' 6" x 9' 8" (4.72m x 2.95m)

Window to the front aspect, wall mounted electric heater, built in wardrobes.

Bedroom Two

15' 3" x 9' 2" (4.65m x 2.79m)

Window to the front aspect, wall mounted electric heater.



Shower Room

7' 0" x 7' 2" (2.13m x 2.18m)

WC, wash hand basin, heated towel rail, shower cubicle with power shower.

Agent's Notes

Additional Information

Communal owners Lounge: This lovely room provides a comfortable place to meet friends and family. There is a small kitchen with tea and coffee making facilities together with a 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 apartments 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.

Guest Suite: A suite available to be booked for overnight stays for family & friends visiting from further afield.

Lease Details

125 year lease commencing 2003 (103 years remaining).

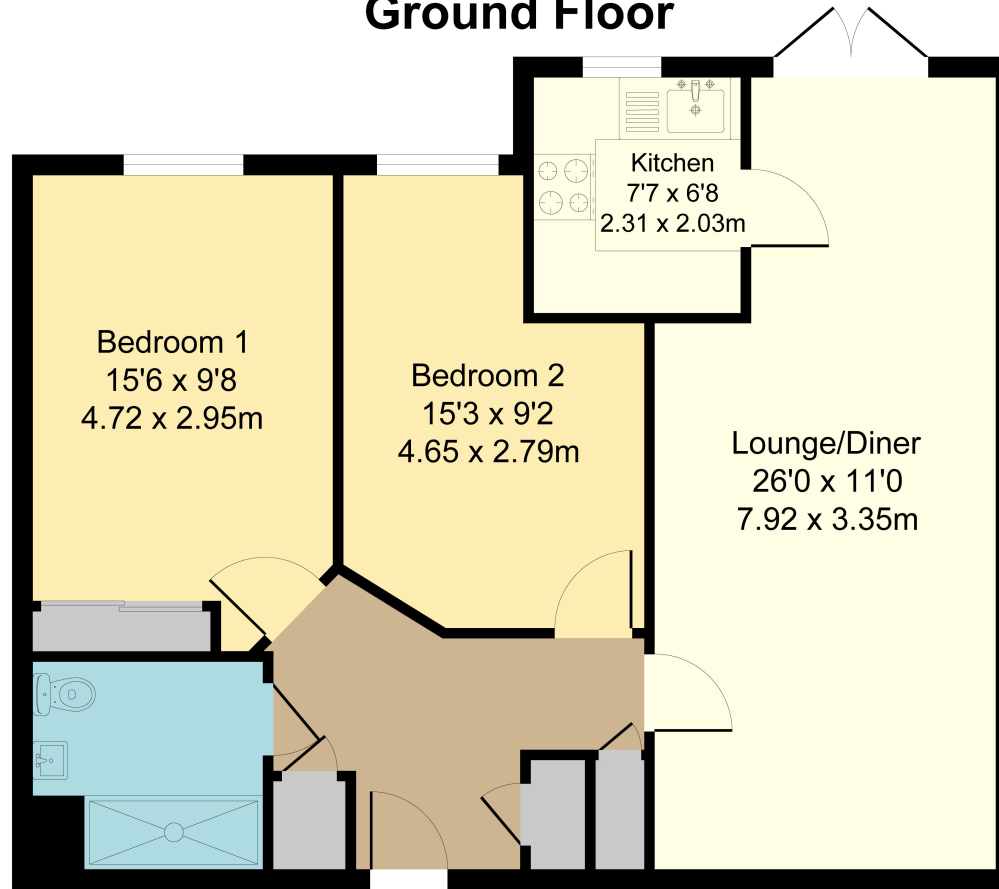
Service Charges £1,895.57 approximately every six months. - TBC

Ground Rent £209.00 approximately every six months. - TBC



45 Magdalene Court, Baldock

Ground Floor



Total Area: 68.8 m² ... 741 ft²

All Measurements are approximate and for display purposes only

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	78	83
	EU Directive 2002/91/EC	

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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