



Elmwood Court

BALDOCK,
Hertfordshire, SG7 6AY
£80,000

country
properties

We are delighted to offer to market this spacious 2 bedroom ground floor retirement apartment located in the desirable Elmwood Court on Baldock High Street, just moments away from local amenities. Offered chain free, this generously proportioned property is in need of some light redecoration, which is reflected in the asking price and offers the new owner an excellent opportunity to personalise the space to their own taste.

Upon entry you are greeted by a spacious entrance hall granting access to all rooms as well as a large storage cupboard. Straight ahead you will find the bright and airy living room with windows to the front aspect flooding the room with natural light. Leading on from the living room is a compact but well-equipped kitchen fitted with a range of wall and base units and ample work surfaces.

The property benefits from 2 generously proportioned bedrooms, both large enough to accommodate king size beds and both complete with built in wardrobes for added convenience. The bedrooms are served by a refitted shower room complete with a walk in shower, WC and hand wash basin.

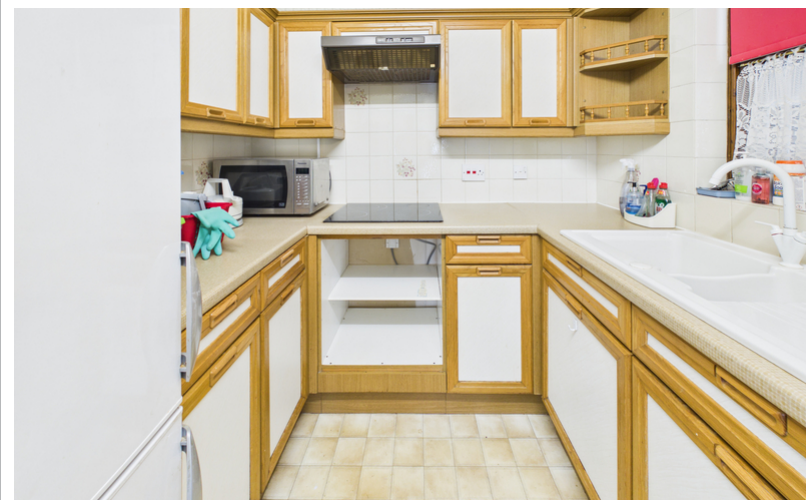
Early viewing is highly recommended to avoid disappointment, as properties of this size and location are rarely available.

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

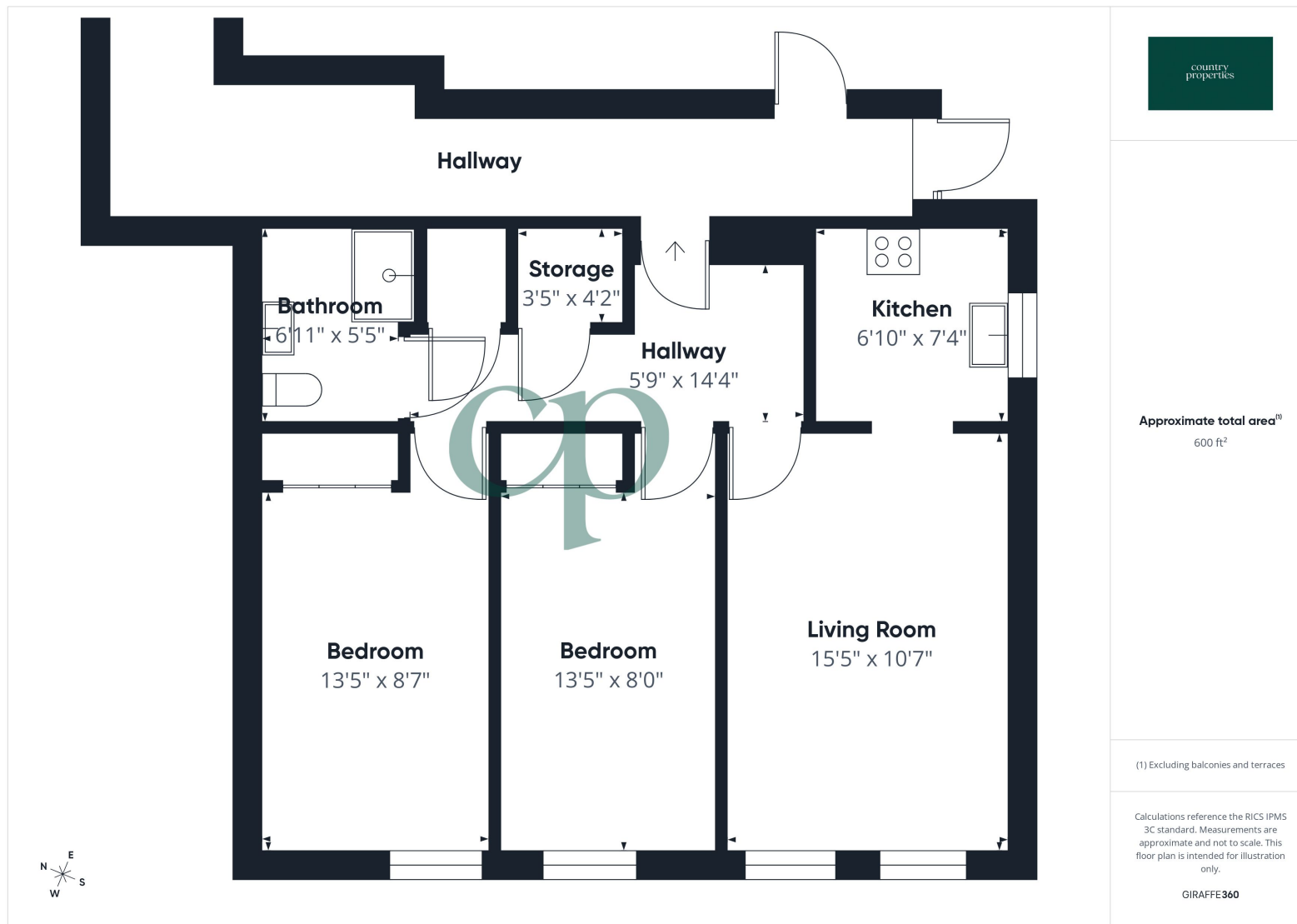
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Ground Floor Apartment for Over 55's
- Town center Location Close To All Amenities
- Chain Free - Viewing Essential
- Communal Garden Area
- 2 Bedrooms 1 Bathroom Retirement Property
- Council Tax Band B - EPC Rating C
- Leasehold - 88yrs remaining
- Service Charge - £6178 pa - Ground Rent - £632 pa - Ground Rent Review Period every 21yrs









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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