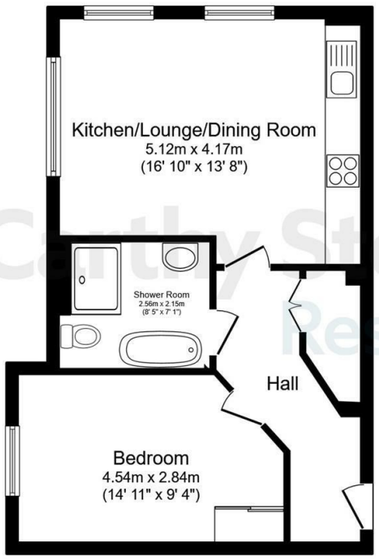
McCarthy Stone
Resales

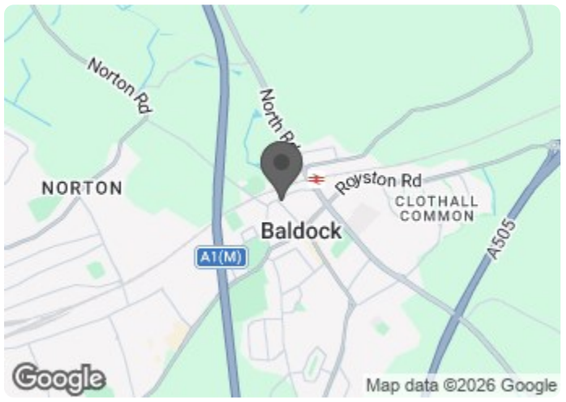


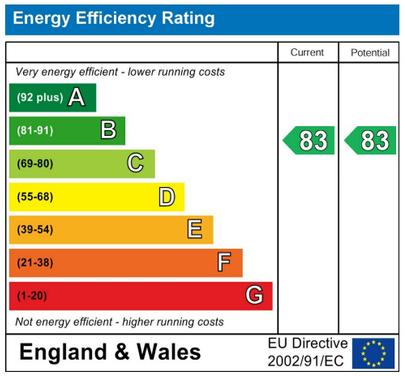
McCarthy Stone Resales

Total floor area 47.4 sq.m. (510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

27 Norton Place

Icknield Way, Baldock, SG7 5FH







Asking price £289,950 Leasehold

A beautifully bright, dual-aspect one-bedroom apartment enjoying an abundance of natural light situated on the ground floor. Norton Place is a McCarthy & Stone Retirement Living Plus development, where this apartment is ideally positioned close to both the homeowners' lounge and on-site bistro.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Norton Place, Icknield Way, Baldock SG7 5AN

1 Bed | £289,950

Summary
Norton Place is a Retirement Living PLUS development comprising of 57 elegant retirement apartments with 24 one-bedroom and 33 two-bedroom properties. This fine collection of age-exclusive apartments is a must-see for those seeking retirement living in in a fantastic location and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of flexible personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system.
Away from the privacy of your apartment, Norton Place features a selection of social areas, including the homeowners lounge and gardens. There is also a fantastic Bistro style restaurant serving meals every day of the year, complete with table service in addition to offering coffees and snacks throughout the day. For visitors who want to stay overnight, there is a guest suite available, making longer visits easy.

Local Area
Situated within close proximity to the centre of the charming, historic market town of Baldock, Hertfordshire, in a fantastic location next to Ivel Springs nature reserve. Just a short stroll away you'll find a bustling town centre with a good mix of independent shops, restaurants and cafes and there's great range of facilities and fitness classes, including yoga, at the nearby Knights Templar Sports Centre. The area also boasts excellent transport links with direct trains to Cambridge, London King's Cross station, and Luton Airport just 16 miles away.

Entrance Hall
Front door with spy hole leads into the entrance hall. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Doors opening to a good sized walk-in storage cupboard, which contains the electric meter, the air handing unit, alarm, shelving and space for storage.
Further doors lead to the lounge/kitchen, bedroom and wet room.

Lounge
A bright and spacious dual-aspect lounge featuring a large window and two additional side windows, allowing natural light to flood the room. The generous living space comfortably accommodates both lounge and dining furniture. Additional features include telephone and Sky connectivity points. The lounge flows into the open-plan kitchen.

Kitchen
A beautifully modern fitted kitchen with a range of sleek white matte finish base and wall units with decorative copper handles. Single sink unit with drainer and mixer tap. Integrated Bosch electric oven and microwave above, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling and under pelmet lighting.

Bedroom
A generous sized double bedroom with a large window and a built in mirror fronted wardrobe with sliding doors. TV and phone point and emergency pull cord.

Wet Room
Full wet room with slip-resistant flooring, tiled walls and fitted with a modern suite comprising; level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Chrome electric heated towel rail to wall and central ceiling light.

Sevice Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
Annual Service Charge: £10,150.89 for financial year ending 28/02/2027.
Ask about our free entitlements service to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from 1st January 2023

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













