High Street, Baldock, SG7 6AY
£80,000

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LATCHAM DOWLING

ESTATE AGENTS

Latcham Dowling are pleased to offer this one bed ground floor retirement apartment.

The property is located on Baldock high street and is well suited for a large Tesco, doctors surgery and chemist, all within a short walk.

The property itself is accessed via a communal door with intercom and security code that leads to the communal hallway, where you will find the Wardens office. Continue down the hallway and you will find the laundry room complete with washing machines, dryers and ironing boards. There is also the wonderful communal lounge where there are several weekly activities as well as a library area for a spot of quiet reading.

Opposite the entrance to the apartment is the guest room that is available to book on a first come for relatives and friends to stay over.

The entrance hall has a large walk in cupboard complete with shelving and an automatic light. There are doors to the bathroom, lounge and bedroom.

Off of the lounge you have the kitchen fitted with oven and hob and has a space for a fridge/freezer.

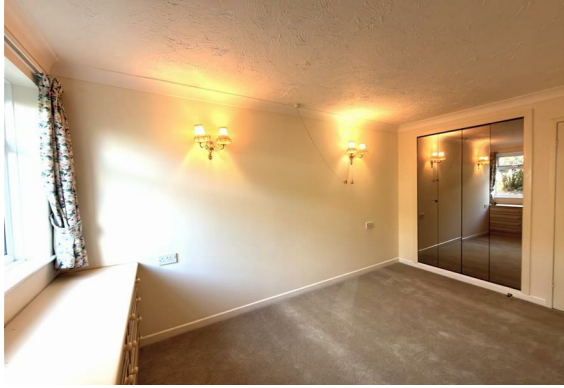
Off of the lounge are double French doors that lead to a garden area. Now with the flat being the last of the block, there is no walkthrough in the garden which offers a degree of privacy for that early morning cup of tea.

The property has had new carpets fitted to the lounge and bedroom and the flooring to the kitchen, hallway and bathroom and The property has also been recently decorated meaning it is ready to move into with no work needed. All rooms have emergency chords.

There is communal parking that is on a first come-first served basis.

The maintenance charge is currently £4720 per Anum which covers- The development manager costs, all water usage meaning there are no water bills, communal cleaning, communal electric, Gardner, buildings insurance and more.

Baldock itself is a traditional Hertfordshire market town - historic, characterful and easy to navigate, it's a proper market town rather than a passing-through place.



Communal Entrance

Entrance

Apartment entrance hall

Lounge
17'4 " x 10'6" (5.28m " x 3.20m)

Kitchen
7'3" x 5'4" (2.21m x 1.63m)

Bedroom
14'2" x 8'7" (4.32m x 2.62m)

Bathroom

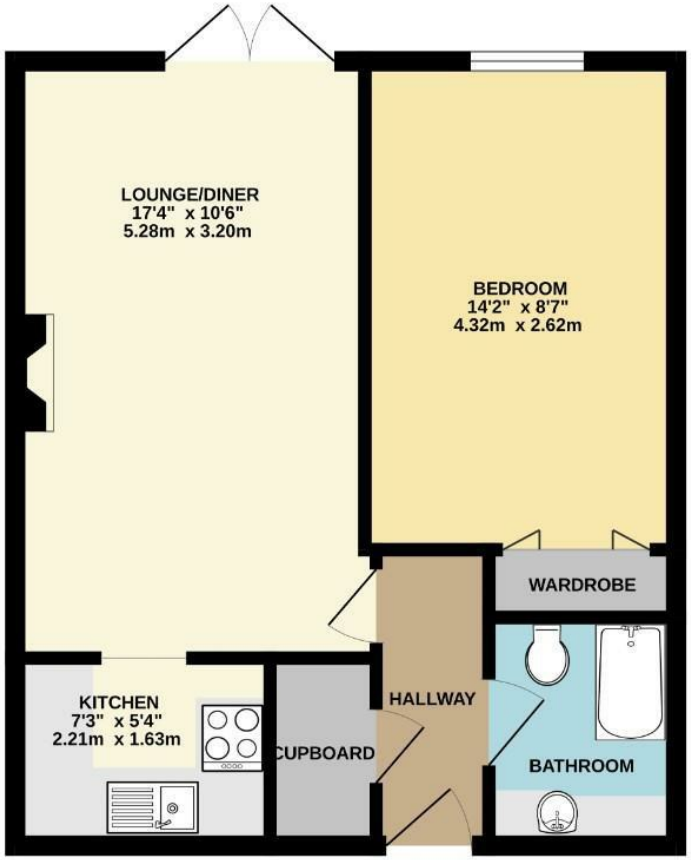
Garden

Communal Gardens

Other Amenities

Management fees

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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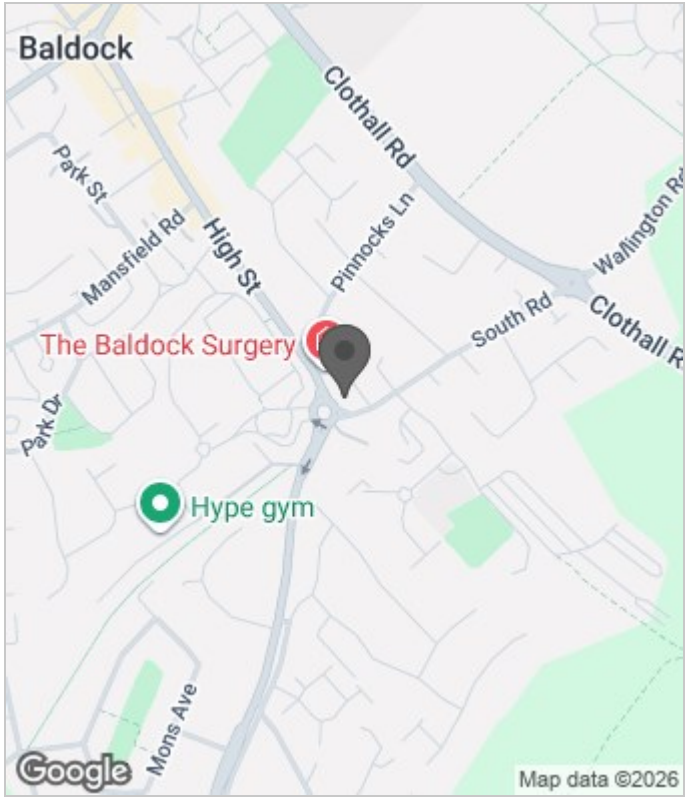

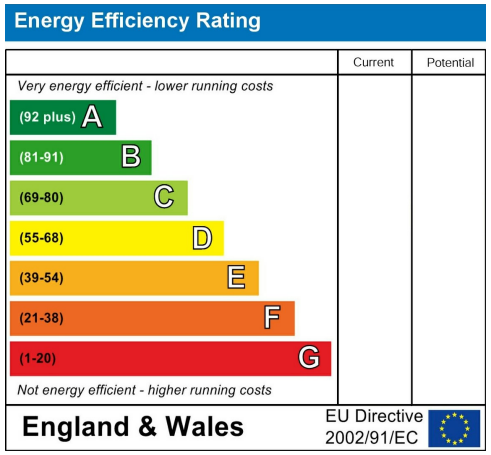

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