Excellent
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Homes England

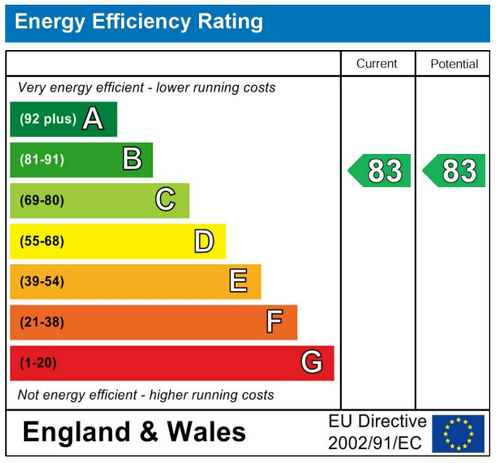
McCarthy & Stone
Resales.



Total floor area 50.2 sq.m. (540 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







17 Norton Place

Icknield Way, Baldock, SG7 5FH

1 | 1 | **Council Tax Band: C**

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Norton Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £150,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- On-site restaurant serving freshly cooked meals daily
- Communal Lounge where social events take place
- Landscaped Gardens
- 24 - hour Estate Manager for peace of mind
- Pet Friendly
- Guest Suite for visiting family & friends
- Lifts to all floors
- Energy Efficient
- To view call Resales on 0345 556 4104
- South Facing

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

17 Norton Place, Baldock

1 | 1 | Shared Ownership £150,000

Norton Place
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 good sized walk-in storage cupboards housing 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 lounge featuring two impressive floor-to-ceiling windows that flood the room with natural light throughout the day. The generous layout easily accommodates both living and dining areas, creating a comfortable and versatile space for relaxing or entertaining. Additional features include telephone and Sky connectivity points, raised-height power sockets for added convenience, and two ceiling light fittings. The lounge flows seamlessly into the open-plan kitchen, enhancing the sense of space and modern living.

Kitchen
A modern fitted kitchen featuring a stylish range of white matte-finish wall and base units, complemented by decorative copper-effect handles. The kitchen is equipped with a sink and drainer with a contemporary mixer tap, offering both practicality and style. Integrated appliances include a Bosch electric oven with microwave above, a four-ring ceramic hob with extractor hood, and an integrated fridge and freezer. Central ceiling lighting and under-pelmet illumination enhance the bright and contemporary feel of this well-appointed kitchen.

Bedroom
This bright and spacious double bedroom benefits from a large window, allowing an abundance of natural light to fill the room. A built-in mirrored wardrobe with sliding doors provides excellent storage while enhancing the sense of space. Additional features include TV and telephone points, a ceiling light fitting, fitted carpets, and raised electrical sockets for added convenience.

Wetroom
The contemporary wet room is thoughtfully designed with slip resistant flooring and fully tiled walls, offering both style and practicality. The modern suite comprises a level access shower with handrail and curtain, a low level WC, and a vanity unit with integrated wash basin and mirror above. Additional storage is conveniently positioned alongside the shower area, while an emergency pull cord provides added peace of mind. The room is completed by a central ceiling light, creating a bright and functional space.

Lease Information
Lease: 999 years from 1st January 2023

Service Charge Breakdown
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.

The Annual Service Charge is £10,150.89 for the financial year ending 28/02/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Moving Made Easy & Additional Services
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.
- 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 WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













