



Magdalene Court

2 Royston Road, Baldock, SG7 6PF

£995 Per Calendar Month



Hunters are delighted to present this well-appointed one-bedroom retirement apartment, situated on the first floor in the heart of the town centre (lift to all floors).

The development benefits from a range of communal facilities, including a residents' lounge, laundry room, gym, landscaped gardens, and parking.

Available immediately. EPC Rating B. Council Tax Band C. Deposit £1148.00



Entrance Hall

Secure intercom system. Fitted carpet. Radiator. Alarm cord. Storage cupboard.

Lounge / Diner 18'9" x 11'3" (5.74m x 3.45)

Spacious lounge with juliet balcony overlooking communal gardens to the rear. Fitted carpet. Electric fireplace with flame effect screen (not tested). Alarm cord. Two radiators. uPVC window to rear.

Kitchen 7'8" x 6'5" (2.36m x 1.96m)

Fitted kitchen suite comprising of white wall and base units with worktop over. Integrated oven and hob with extractor hood. Integrated fridge/freezer. Lino flooring. uPVC window to rear.

Bedroom One 13'10" x 8'9" (4.24m x 2.69m)

Double. Built in wardrobes. Radiator. Alarm cord. Fitted Carpet. Radiator. uPVC window to rear.

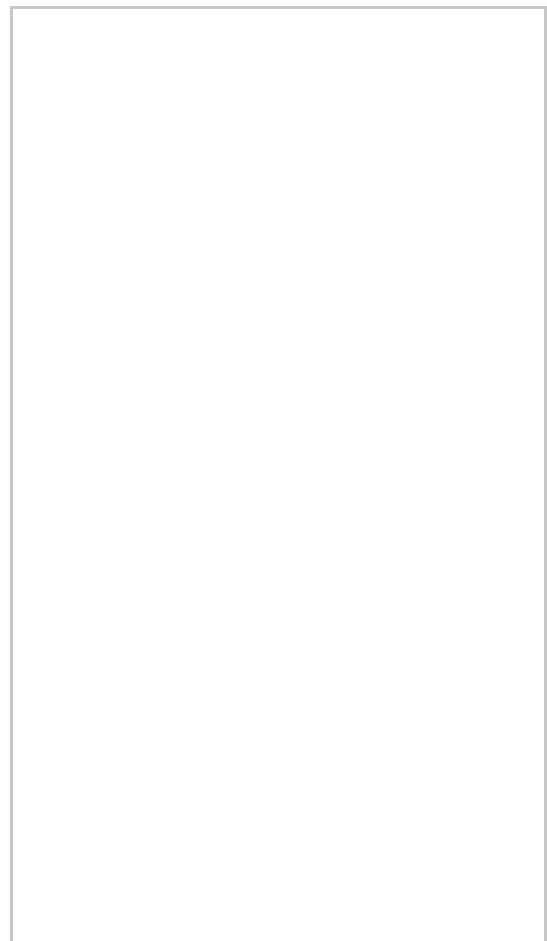
Bathroom

Fitted white bathroom suite comprising of double shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Wall mounted heater. Alarm Cord.

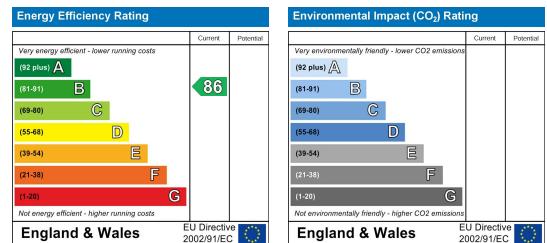
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.