



**7 Knights Court**  
Weston Way, Baldock,  
Hertfordshire, SG7 6JG  
Leasehold £270,000





A beautifully presented, modern two bedroom ground floor flat with allocated parking within walking distance to the town centre. A fantastic first time or investment purchase! Must be viewed to be fully appreciated!!

- Ground Floor
- Allocated Parking Space
- 2 Double Bedrooms
- Beautifully Presented
- 125 Year Lease from 01/01/2008 - 109 Years Remaining
- Great Location

## Ground Floor Accommodation

### Entrance Hall

Radiator, large storage cupboard, wall mounted communal door telephone entry system, doors to:

### Lounge

15' 10" x 13' 5" (4.83m x 4.09m)  
uPVC window to side aspect, radiator, arched opening to:

### Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)  
uPVC window to front aspect, wall mounted and base units with work surface over & inset sink with drainer. Oven, gas hob with extractor hood over. Concealed wall mounted combi boiler. Space for fridge-freezer and washing machine.

### Bathroom

7' 9" x 6' 1" (2.36m x 1.85m)  
Large freestanding shower cubicle, W.C, wash hand basin, radiator.

### Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)  
Radiator, uPVC window to front aspect, built-in wardrobe.

### Bedroom 2

11' 1" x 9' 2" (3.38m x 2.79m)  
Radiator, uPVC window to front aspect.



## External

### Parking Space

One allocated and numbered parking space.

### Lease Details:

Term: 125 Year Lease from 01/01/2008

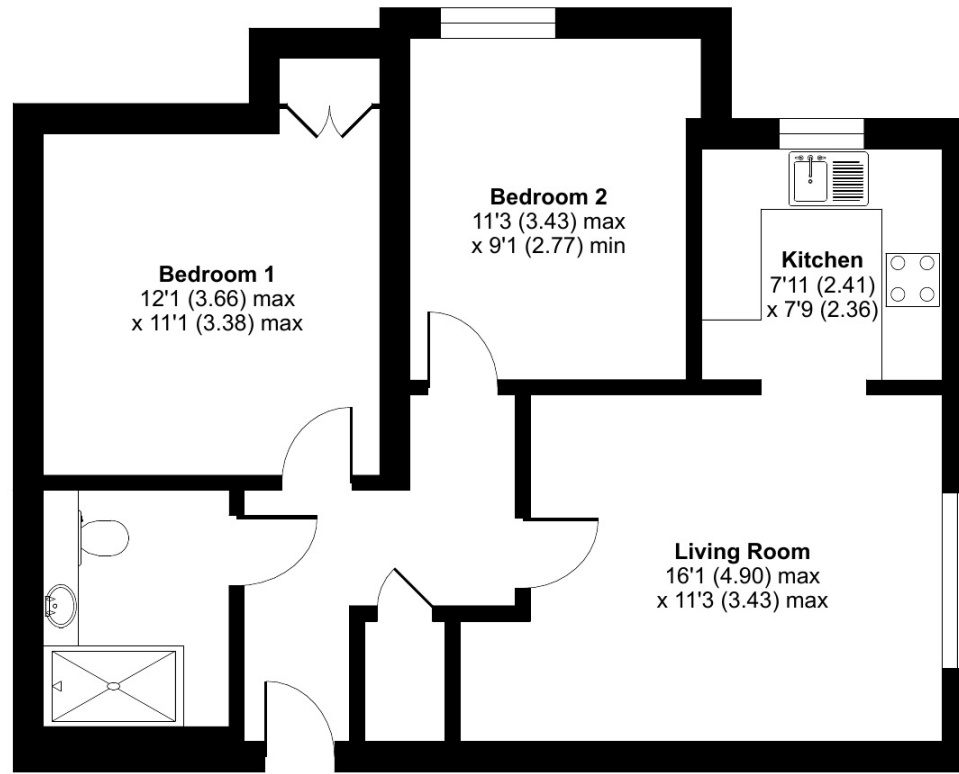
- 109 Years remaining.

Service & Maintenance Charges - To Be Confirmed.

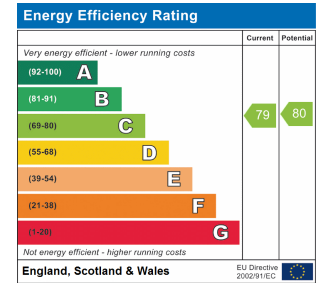


Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 942540



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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