



# 17 Knights Court

Weston Way, Baldock,  
Hertfordshire, SG7 6JG

Leasehold - OIEO £170,000

KNIGHTS COURT  
PRIVATE PARKING  
RESIDENTS ONLY

country  
properties

A chain free, ground floor 1 bedroom maisonette in a modern purpose built block. In need of some minor cosmetic updating and with allocated parking, this would make an ideal investment/first time buy!!

- Chain free!
- In need of some cosmetic updating
- Large double bedroom
- Allocated parking
- Ground floor maisonette
- Ideal first time/investment buy
- Potential rental income circa £900pcm
- Council Tax Band C & EPC Rating C

## Accommodation

### Lounge

13' 4" x 12' 0" (4.06m x 3.66m)

Radiator, bay window to the front aspect, opening to:

### Kitchen

7' 0" x 8' 7" (2.13m x 2.62m)

Range of wall mounted and base level units with work surface over and inset sink with drainer, space for a washing machine and fridge/freezer, wall mounted gas boiler, integral oven and grill with ceramic hob and extractor hood over.

### Inner Hallway

Radiator, two full length storage cupboards, doors to:

### Bathroom

WC, wash hand basin, bath with shower over and screen, radiator.



## Bedroom

15' 7" x 10' 7" (4.75m x 3.23m)

Radiator, two windows to the rear aspect.

## Agents Notes

### Lease Details

Lease Term - 125 Years from  
01/01/2008 (108 Years  
Remaining)

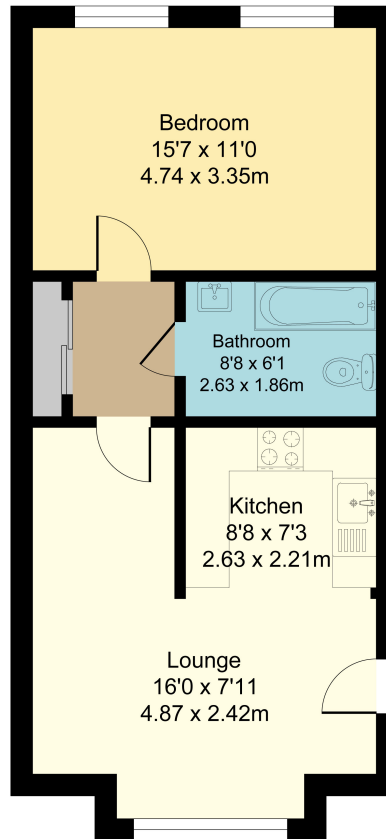
Service Charge for 2022 - 2023  
- £732.01 paid in 6 monthly  
instalments

Ground Rent - £250.00 per  
annum paid in 6 monthly  
instalments.



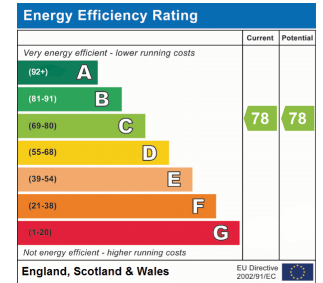
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Ground Floor



Total Area: 50.3 m<sup>2</sup> ... 542 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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