



Knights Court

Weston Way, Baldock,
Hertfordshire, SG7 6JG

Leasehold- OIEO £260,000

country
properties

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

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

- Chain Free
- Ground Floor
- Allocated Parking Space
- 2 Double Bedrooms
- Beautifully Presented
- Great Location
- 125 Year Lease from 01/01/2008 - 107 Years Remaining
- Potential rental income circa £1200 pcm
- EPC Band C & Council Tax Band C

Ground Floor Accommodation

Entrance Hall

Radiator, large storage cupboard, communal door, wall mounted 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 and 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 One

11' 5" x 11' 3" (3.48m x 3.43m)

Radiator, uPVC window to front aspect, built-in wardrobe.

Bedroom Two

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.

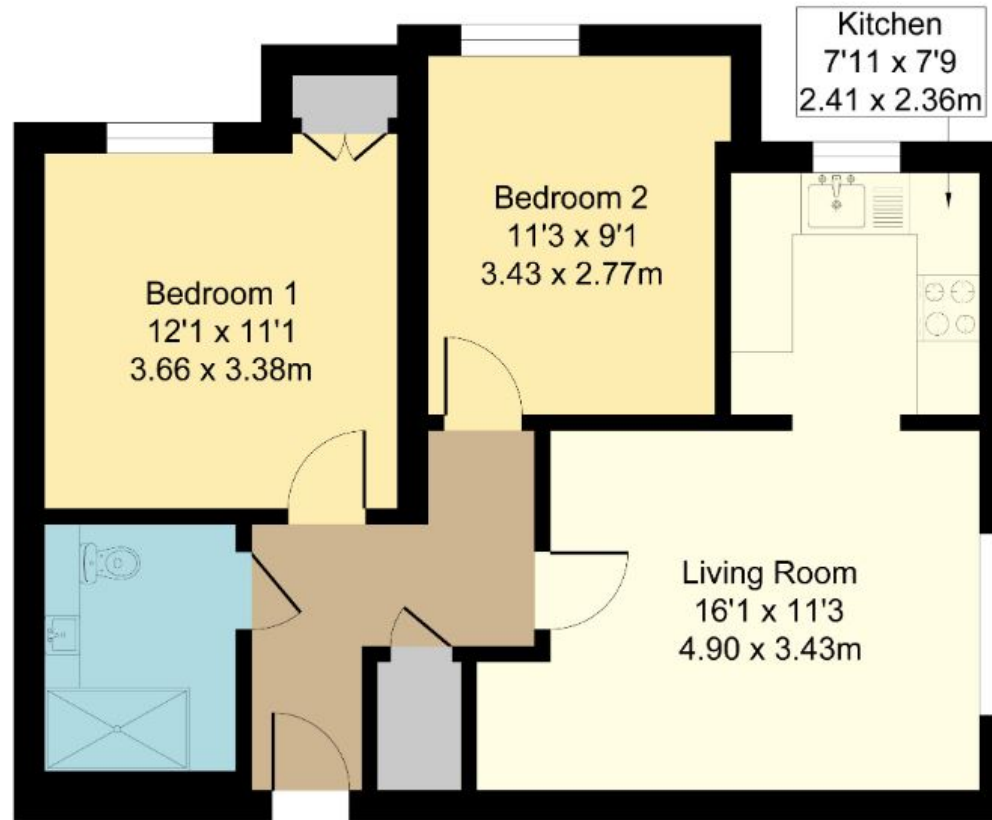
Lease Details:

Term: 125 Year Lease from 01/01/2008 - 107 Years remaining.

Service & Maintenance Charges 01/04/2025 to 31/03/2026 - £1,179.56 PA- Insurance inclusive.
Ground Rent - £250 PA for 1st 25yrs. Reviewed every 25yrs from 01/01/2008.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Total Area: 59.3 m² ... 639 ft²

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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