



# Knights Court

17, Weston Way, Baldock,  
Hertfordshire, SG7 6JG

**Leasehold - Guide Price £120,000**

KNIGHTS COURT   
PRIVATE PARKING  
RESIDENTS ONLY

country  
properties



**\*\* BEING SOLD VIA MODERN METHOD OF AUCTION\*\*** 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!!

- CASH BUYERS ONLY
- Chain free!
- In need of some cosmetic updating
- 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  
(107 Years Remaining)

Service Charge - £971.26 per annum

Ground Rent - £250.00 per annum

Reserve fund - £208.34 per annum

**\*\*Please note the charges detailed are  
from 01/04/2025 - 31/03/2026 and  
these are paid bi-annually\*\***

## Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided.

The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

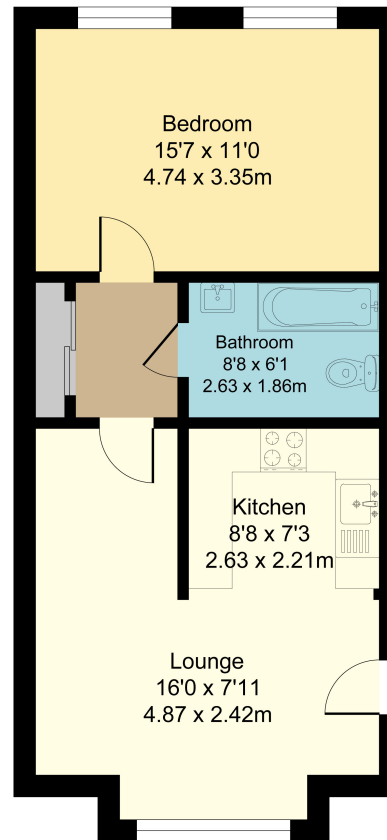
The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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