



Knights Court

Weston Way, BALDOCK,
Hertfordshire, SG7 6JG
LEASEHOLD £270,000

country
properties

A beautifully presented, bright & spacious two bedroom ground floor flat with allocated parking within walking distance to town centre amenities & transport links. A perfect first time or investment purchase! Must be viewed in person to be fully appreciated!!

- Chain Free
- Ground floor flat
- 2 Double bedrooms
- Stunning presentation throughout
- Walking distance to town centre
- Potential rental income circa £1200 PCM
- Allocated parking space
- 125 year lease from 01/01/2008 – 107 Years remaining
- Council Tax Band C – EPC Band C

Accommodation

Entrance Hall

Radiator, telephone entry system, large storage cupboard, doors to:

Bedroom One

15' 11" x 11' 5" (4.85m x 3.48m) – Window to rear aspect, radiator.

Bedroom Two

7' 8" x 8' 9" (2.34m x 2.67m) – Window to side aspect, radiator.



Bathroom

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

Lounge/Diner

16' 1" (max) x 11' 3" (4.90m x 3.43m) – Window to front aspect, radiator x 2, arch opening to:

Kitchen

7' 8" x 7' 10" (2.34m x 2.39m) – Window to side aspect, range of wall mounted and base line units with work surface over and inset sink with drainer, space for washing machine, fridge freezer. Integral dishwasher, oven/grill with gas hob and extractor hood over.

External

Allocated parking space.

Lease Details:

Term: 125 year lease from 01/01/2008–107 years remaining.

Service and Maintenance Charges

01/04/2025 to 31/03/2026 – £1,179.56

PA – Insurance inclusive.

Ground Rent – £250 PA

Agent's Notes

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.





TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	80	80		
A				
(81-91)				
B				
(69-80)	80	80		
C				
(55-68)				
D				
(39-54)	80	80		
E				
(21-38)				
F				
(1-20)	80	80		
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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