



Connells

Knights Court, Weston Way,
Baldock.

Knights Court, Weston Way,
Baldock, SG7 6JG.

For Sale guide price
£250,000



Property Description

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. With easy access to the A1, A505 and A507, it lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.

London Kings Cross can be reached in 37 minutes by train from the station which is a 20 minute walk from the property. The high street is a short walk away with shops, cafes, restaurants, public houses.

Baldock has well-regarded infant, junior and secondary schools all within close walking proximity to the property.

Leisure:

- * The Ivel Springs Nature Reserve, a protected Special Site of Scientific Interest is a 15 minute walk away,
- * 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- * A 5 minute walk to Knights Templar Sports Centre,
- * North Herts Leisure Centre, Nuffield Health all within a short drive away.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

Quiet development.
Two good size bedrooms.
Close to local amenities.
Allocated parking and visitor bays.
Secure intercom entry phone.
Loft space included.
Perfect for a first time buyer/investor.
Over 100 years left on the lease.



Internal

Entrance Hall

Intercom entry system, entrance door, carpet laid, access to loft with boiler, ladder, and lighting via hatch.

Lounge

Double glazed window, carpet laid throughout, and two radiators fitted.

Kitchen

Fitted suite comprising of a selection of wooden effect wall and base units with worktop surround, integrated oven with gas hob and extractor fan, space for a fridge-freezer and washing machine, sink-drainer, lino flooring and part-tiled walls laid throughout, and double glazed window.

Master Bedroom

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a bath-tub, WC, wash-hand-basin, extractor fan, lino flooring and part-tiled walls laid throughout, and radiator fitted.

External

Parking

One allocated parking space to the rear of the property.

Agent Notes:

Tenure: Leasehold

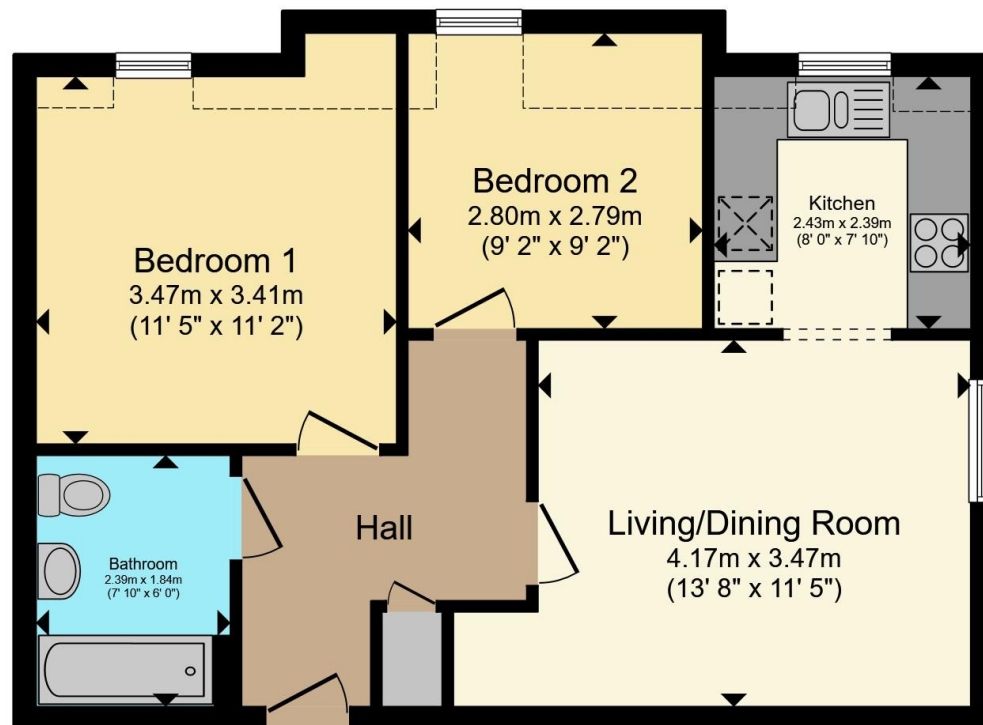
Length of lease: 125 years from 18th June 2008. 107 years remaining.

Annual ground rent: £250

Annual service charge: £1190

(Vendor advises).





Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1190.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309799

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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