



135a-140 London Road, Knebworth, SG3 6EX

£270,000





# London Road, Knebworth

New Build | High Quality Fittings | 1 Bedroom plus 1 Office | Allocated Parking | Secure Entry System | Fitted Kitchen with Integrated Appliances

Offered to the market is a top floor, one bedroom, one office apartment in a new development of four apartments in the charming High Street of Knebworth Village- only 0.2 miles from Knebworth Train Station.

Finished to a high standard the property boasts a wide entrance hall leading to an bright open plan living area with fitted shaker style kitchen and integrated appliances, a master bedroom and secondary room to be used as an office or spare room.

Externally entrance is via a secure entry door from the rear where there is one allocated parking space.

The property is being sold with a share of freehold, a lease of 999 years, peppercorn ground rent and a service charge of £1000pa. The property does come with a 10 year warranty.

The property is situated in the charming High Street of Knebworth, a parish village on the outskirts of Stevenage. Knebworth Train Station is only 0.2 miles from the property with regular trains in to London and surrounding towns. There are also bus routes in to Stevenage where by you can take the fast train into London in 21 minutes. 0.2 miles behind the property is rolling countryside with plenty of walking routes to nearby villages.

The Council Tax Band is to be confirmed. EPC to be confirmed.





#### Entrance Hall

8'0" x 9'0"

Entrance via wooden door, wooden laminate flooring, radiator, storage cupboard, secure entry telephone system, heating controls, door to bedroom, door to office/dressing room, door to bathroom, door to living area.

#### Open Plan Living

22'2" x 14'10"

Double glazed box window to front aspect, wooden laminate flooring, storage cupboard to eaves, radiator, fitted shaker style kitchen with counter top, integrated gas hob with oven and extractor over and splashback, stainless steel butler style sink, integrated fridge/freezer, integrated washing machine, integrated half dishwasher.

#### Bedroom 1

10'5" x 10'11"

Double glazed box window, storage cupboard, radiator.

#### Office/Dressing Room

8'0" x 7'7"

Radiator, doubled glazed skylight.

#### Bathroom

7'7" x 5'8"

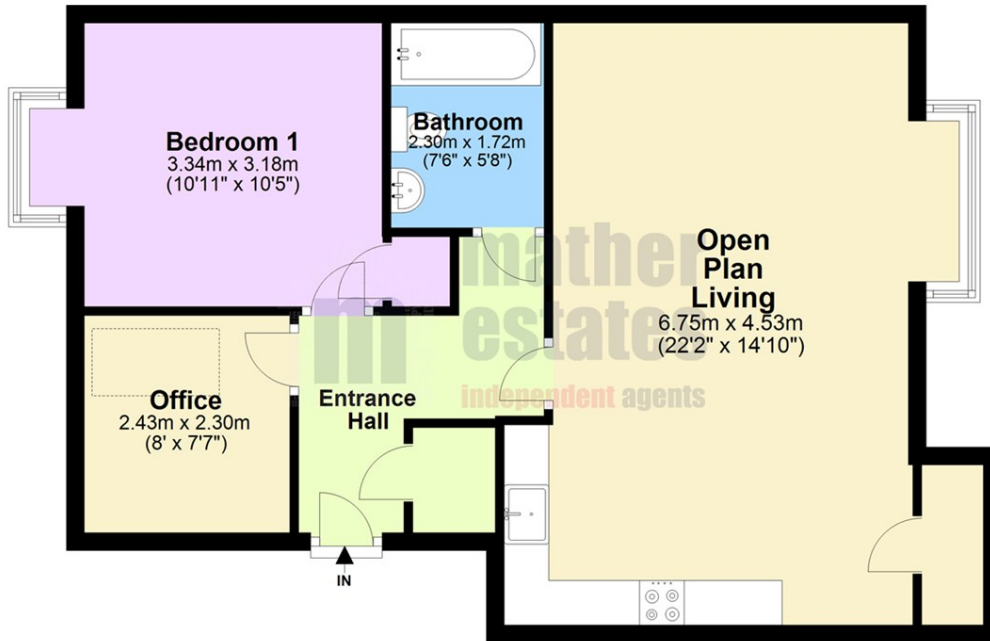
Fully tiled, panel bath with shower over and shower screen, dual flush WC, wash hand basin, radiator.

#### Disclaimer

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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Ground Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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