



London Road, Knebworth, SG3 6EX

£315,000



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London Road, Knebworth

New Build | Completion December 2023 | High Quality Fittings | Two Double Bedrooms | En-Suite Shower Room | Allocated Parking | Secure Entry System | Fitted Kitchen with Integrated Appliances

Offered to the market is a first floor, two double bedroom 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, breakfast bar and integrated appliances. There are two double bedrooms, of which the master has an en-suite shower room and a separate main bathroom.

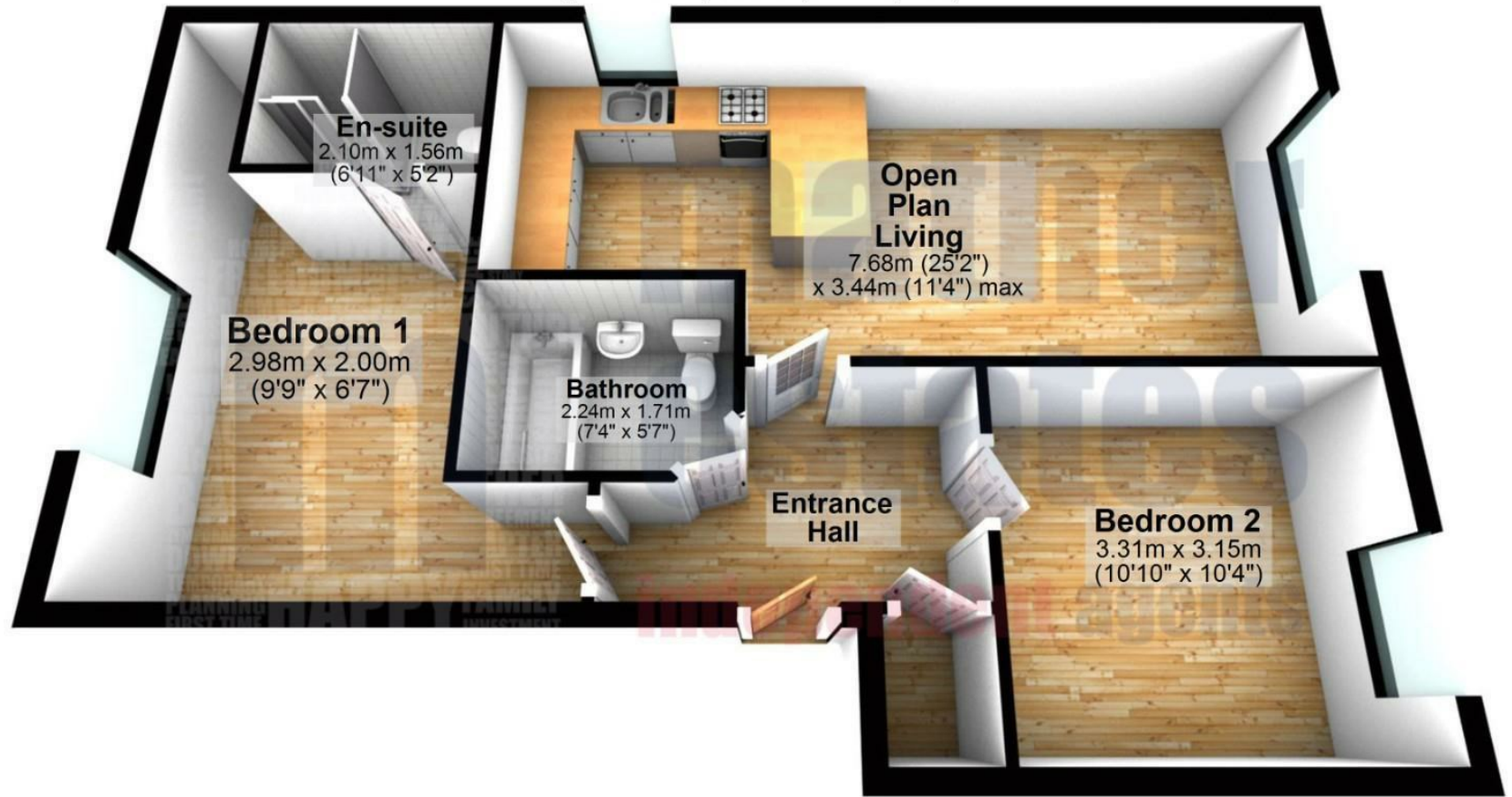
Externally entrance is via a secure entry door from the rear where there is one allocated parking space.

The lease length is 999 years with the prospect of purchasing a share of freehold, a ground rent of £200pa 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.

Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 sq. feet)





Entrance Hall

6'5" x 10'2"

Entrance via front door, wooden laminate flooring, doors to bedrooms, door to bathroom, door to open-plan living, radiator, secure entry telephone system, heating control panel, storage cupboard housing electric fuse board.

Open Plan Living

11'3" x 25'2"

Double glazed window to front aspect, double glazed window to side aspect, wooden laminate flooring, two radiators, fitted shaker style base and wall units, integrated fridge/freezer, integrated washing machine, integrated four ring gas hob and oven with extractor over, integrated dishwasher, integrated washing machine, stainless steel sink, tiled splashback, breakfast bar.

Bedroom 1

6'7" x 9'9"

Double glazed window to rear aspect, radiator, carpet, door to en-suite, space for storage.

En-suite

5'1" x 6'11"

Tiled flooring and walls, double walk in shower with glass screen, handheld shower head and waterfall shower head, towel radiator, wash hand basin with mixer tap, dual flush WC, extractor fan.

Bedroom 2

10'4" x 10'10"

Double glazed window to front aspect, carpet, radiator.

Bathroom

5'7" x 7'4"

Tiled flooring, tiled walls, panel bath with glass shower screen and shower over, wash hand basin with mixer tap, dual flush WC, towel radiator, extractor fan.

Communal Entrance

Entrance via rear Carpark, secure entry door, stairs to first floor.

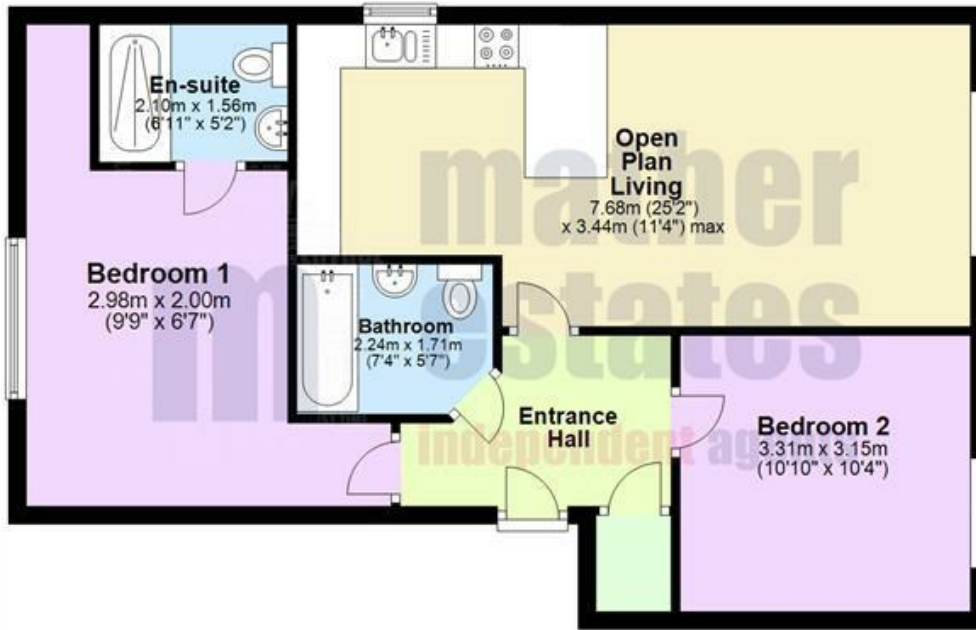
Additional Information

One allocated parking space situated in the rear Carpark. Lease of 999 years or the option to purchase a share of freehold. There is a ground rent of £200pa and service charge of £100 pa. A 10 year warranty is provided.

Disclaimer

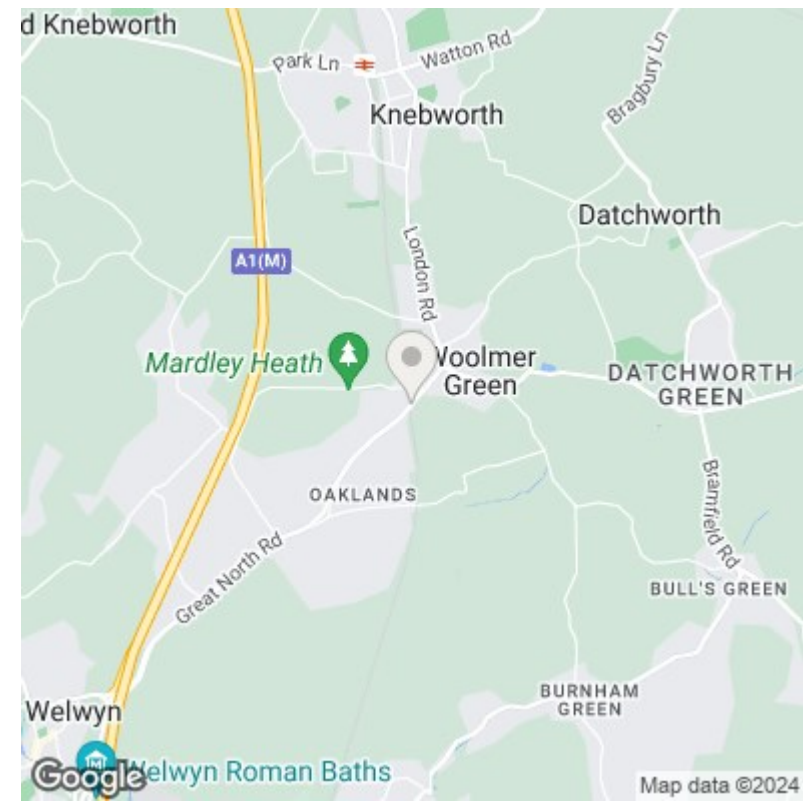
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First Floor
Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 sq. feet)

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>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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.
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