



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

£290,000



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 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.



Entrance Hall

Lounge/Kitchen Area

Open plan lounge and kitchen area. Lounge provides ample space for sofa, table and dining chairs with open plan kitchen. Kitchen provides, integrated Hotpoint appliances which include, single oven and 4 ring gas hob, washer/dryer, dishwasher and fridge freezer. Splashback tiling with quartz worktops. All appliances to have warranty.

Double glazed windows to front and side aspect.

Bedroom

A double sized bedroom with power points. Radiator. Double glazed window to rear aspect.

Study

A generous sized room with Velux window to rear aspect.

Bathroom

A matching three piece suite with Wc, vanity hand wash basin unit with tap and cupboard under, bath with shower over attachment.

Communal Area

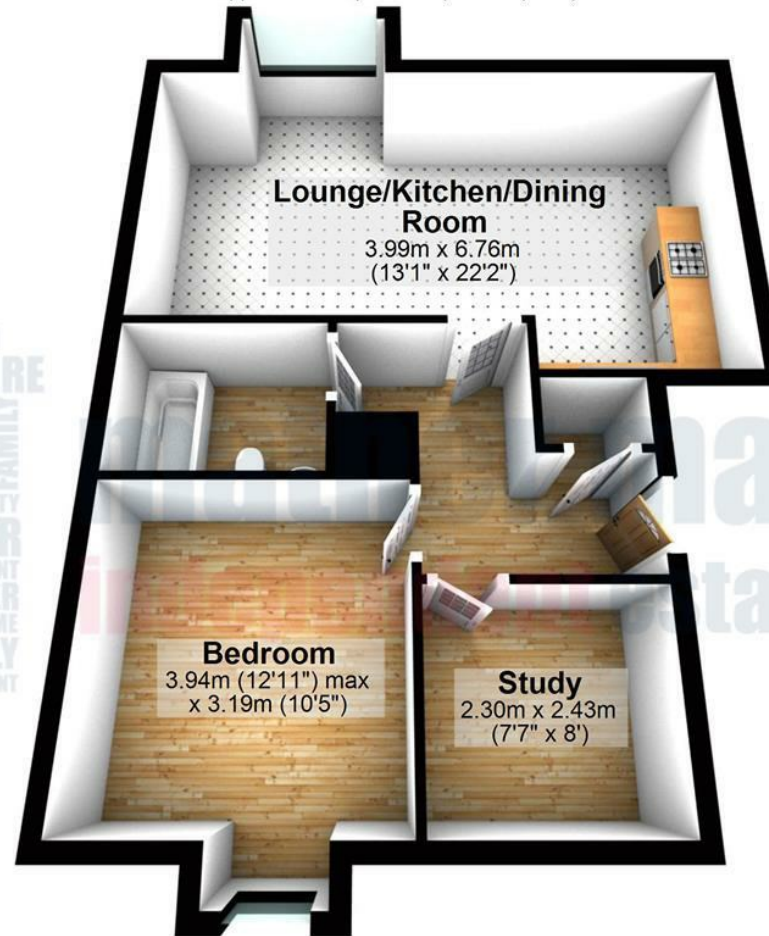
Entrance is located to the rear of the property with phone entry system and secure door with key access. Communal power/meter cupboard is located outside to the rear of the property with key access. Stairs from entrance door leads to first floor and stairs also lead to second floor. Communal lighting and post boxes.

Parking

Three spaces have been allocated for this block of only four apartments. These are to be sold on a first come first serve basis but only one to each flat that decides to take one. There will be one space short going to the last remaining apartment once the sale is agreed. Prices for the spaces are available upon request or at time of the viewing.

Second Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Lounge/Kitchen/Dining Room

3.99m x 6.76m
(13'1" x 22'2")

Bedroom

3.94m (12'11") max
x 3.19m (10'5")

Study


2.30m x 2.43m
(7'7" x 8')


Total area: approx. 56.1 sq. metres (604.0 sq. feet)

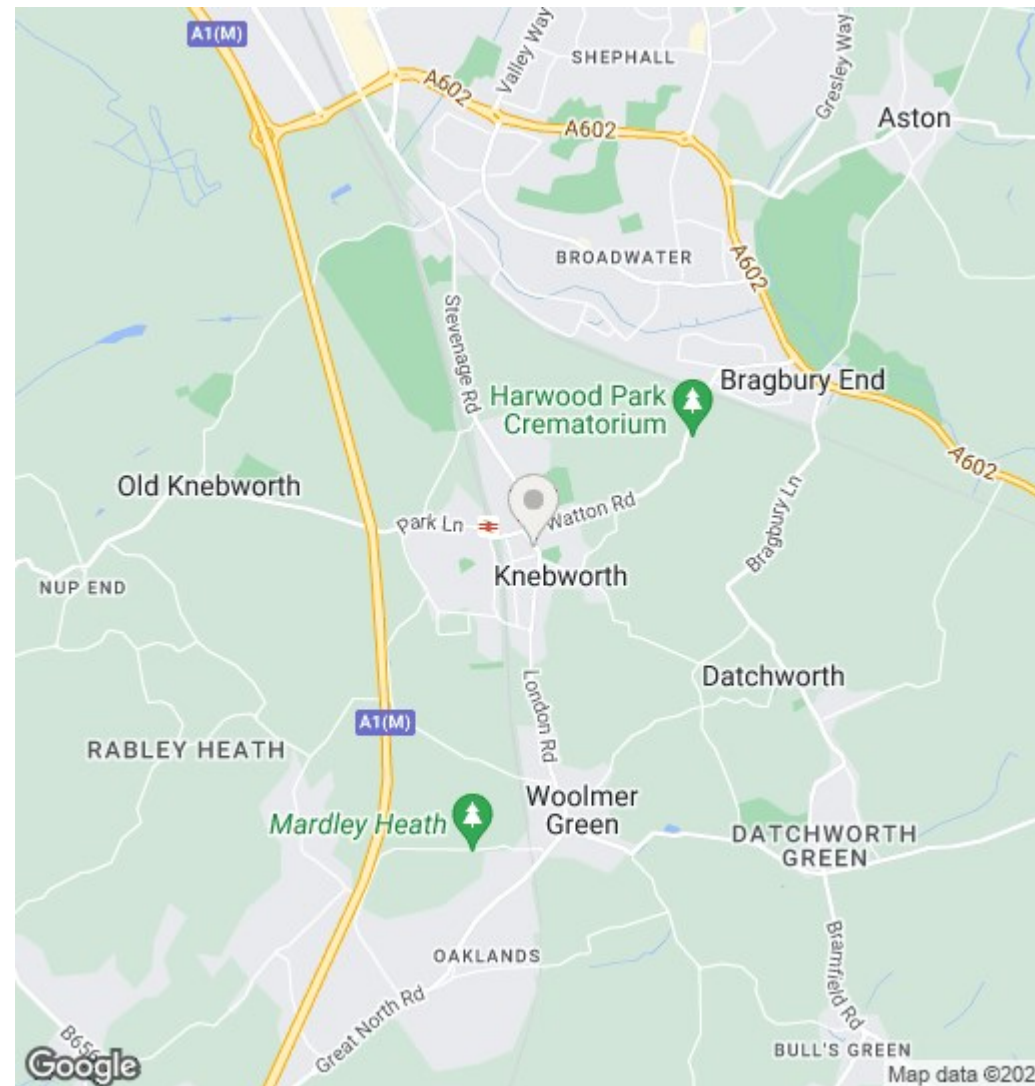
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

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	



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.

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