



**mather
estates**
independent agents



Flat 4 , 135a-140 London Road, Knebworth Hertfordshire, SG3 6EX

Mather Estates are delighted to present this second floor, two bedroom apartment in a development of four apartments in the charming High Street of Knebworth.

Finished to a high standard, the property boasts a wide entrance hall leading to a bright open plan living/dining area with fitted shaker style kitchen and integrated appliances, a master bedroom and secondary room to be used as an office or single sized baby room. Externally entrance is via a secure entry door from the rear. Train Station is only 0.2 miles from the property with

£1,300 pcm



SUMMARY

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Holding Deposit £305.76- refundable against first months rent should referencing be successful.

Security Deposit total- £1,528.84.

ENTRANCE HALL

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/KITCHEN AREA

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 ONE

Double glazed box window, radiator. Carpet.

BEDROOM TWO/OFFICE

Double glazed skylight, radiator, Carpet.

BATHROOM

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

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property who as agents they are to give notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

Measurements provided are taken from the agency and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team.

